

AGENDA NOTES

Gorham Town Council Regular Meeting
October 2, 2018 – 6:30pm
Burleigh H. Loveitt Council Chambers

1. Item # 9379

Public Hearing on a proposal to issue renewal liquor license to Gorham House of Pizza, LLC. (Admin. Spon.)

All departments report no issues with the liquor license renewal to Gorham House of Pizza, LLC.

2. Item # 9380

Public Hearing on renewal applications for Automobile Graveyards/Junkyard Permits for 2019. (Admin. Spon.)

The following businesses are in compliance for Automobile Graveyards/Junkyard Permits for 2019.

STEVE LUCE	LKQ CORP/GORHAM AUTO	192 NARRAGANSETT STREET
JIM STONE	CASCO FEDERAL CREDIT UNION	375 MAIN STREET
GARY NELSON	CHET'S AUTO SALES	475 OSSIPEE TRAIL
GORDON REICHERT	REICHERT'S AUTO BODY	112 SHAWS MILL ROAD
SHAWN MOODY	MOODYS/INSURANCE AUTO AUCTION	200 NARRAGASSETT STREET
JOHN DUMBROCYO	DUMBO ENTERPRISES	86 LONGFELLOW ROAD

3. Item # 8484

Public hearing on a proposal to amend the Commercial Narragansett Development District into a Mixed-Use District per the requirements of the Comprehensive Plan. (Admin. Spon.)

In 2014, rezoning the area of the Narragansett Development District was sponsored as an item for discussion. During the updating process of the Comprehensive Plan, this item lingered for several years until it was sent to the Ordinance Committee by Council in January of 2016. In August of 2017, the Ordinance Committee referred their recommendation to Council for its review. In September of 2017, the item was referred to the Planning Board for public hearing and the Planning Board's review.

The language in the agenda is the Planning Board's recommended changes to the Commercial Narragansett Development District changing it into a mixed use district. Attached is a map outlining the new boundaries of the district to meet the Comprehensive Plan. A memo from the Town Planner outlining the history of the item at the Planning Board is also attached.

4. Public Hearing # 4

Public Hearing on a referendum to allow the Gorham School Department to join a regional service center known as the Greater Sebago Educational Alliance. (Admin. Spon.)

At the September 2018 meeting, the Town Council authorized a referendum question for the election of November 6, 2018, asking the voters of Gorham to approve the School Department joining the regional administrative service center known as the Greater Sebago Educational Alliance. As part of the referendum authorization a public hearing on the item was set for this meeting.

A memo from Superintendent Heather Perry is attached.

5. Item # 9381

Action to consider accepting a resignation from the Planning Board. (Admin. Spon.)

Action to accept the resignation of Scott Herrick from the Planning Board.

6. Item # 9382

Action to consider appointing an individual to the Planning Board. (Appointments Committee. Spon.)

Action to appoint Brian Plowman to the Planning Board to fill the remaining term of Scott Herrick (2020) as recommended by the Appointments Committee.

7. Item # 9383

Action to consider accepting a resignation from the Baxter Memorial Library Board of Trustees. (Admin. Spon.)

Action to accept the resignation of Megan Hills from the Baxter Memorial Library Board of Trustees.

8. Item # 9384

Action to consider appointing an individual to the Baxter Memorial Library Board of Trustees. (Appointments Committee. Spon.)

The order will appoint Megan Gardner to the Baxter Memorial Library Board of Trustees filling the term of Megan Hills (2020) as recommended by the Appointments Committee.

9. Item # 9385

Action to consider designating Saturday, November 24, 2018 as "Small Business Saturday" (Councilor Hartwell Spon.)

A flier is attached. In 2017 the Town Council designated the Saturday after Thanksgiving as "Small Business Saturday."

10. Item # 9386

Action to consider becoming a municipal sponsor of the Greater Portland - Archangel Sister City Program Photo Exhibition. (Councilor Hartwell Spon.)

This item would release \$150 for a municipal sponsorship of the Greater Portland - Archangel Sister City Program Photo Exhibition. Information on the event is attached.

BUREAU OF ALCOHOL BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT
8 STATE HOUSE STATION, AUGUSTA, ME 04333-0008
10 WATER STREET, HALLOWELL, ME 04347
TEL: (207) 624-7220 FAX: (207) 287-3434
EMAIL INQUIRIES: MAINELIQUOR@MAINE.GOV

DIVISION USE ONLY	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Cash Ck Mo:	

NEW application: Yes No

PRESENT LICENSE EXPIRES 11-26-18

INDICATE TYPE OF PRIVILEGE: MALT VINOUS SPIRITUOUS

INDICATE TYPE OF LICENSE:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> RESTAURANT (Class I,II,III,IV) | <input type="checkbox"/> RESTAURANT/LOUNGE (Class XI) | <input type="checkbox"/> CLASS A LOUNGE (Class X) |
| <input type="checkbox"/> HOTEL (Class I,II,III,IV) | <input type="checkbox"/> HOTEL, FOOD OPTIONAL (Class I-A) | <input type="checkbox"/> BED & BREAKFAST (Class V) |
| <input type="checkbox"/> CLUB w/o Catering (Class V) | <input type="checkbox"/> CLUB with CATERING (Class I) | <input type="checkbox"/> GOLF COURSE (Class I,II,III,IV) |
| <input type="checkbox"/> TAVERN (Class IV) | <input type="checkbox"/> QUALIFIED CATERING | <input type="checkbox"/> OTHER: _____ |

REFER TO PAGE 3 FOR FEE SCHEDULE

ALL QUESTIONS MUST BE ANSWERED IN FULL

Corporation Name: Gorham House Of Pizza LLC			Business Name (D/B/A)		
APPLICANT(S) –(Sole Proprietor)		DOB:	Physical Location: 2 State Street		
		DOB:	City/Town Gorham	State ME	Zip Code 04038
Address 2 State Street			Mailing Address 2 State Street		
City/Town Gorham	State ME	Zip Code 04038	City/Town Gorham	State ME	Zip Code 04038
Telephone Number 207-839-2504	Fax Number		Business Telephone Number 207-839-2504	Fax Number	
Federal I.D. # 47-2446476			Seller Certificate #: or Sales Tax #: 1171818		
Email Address: Please Print: george@ghop.me			Website: www.ghop.me		

If business is NEW or under new ownership, indicate starting date: _____

Requested inspection date: _____ Business hours: _____

- If premise is a Hotel or Bed & Breakfast, indicate number of rooms available for transient guests: _____
- State amount of gross income from period of last license: ROOMS \$ _____ FOOD \$ 2.1 Mil LIQUOR \$ 40k
- Is applicant a corporation, limited liability company or limited partnership? YES NO
If Yes, please complete the Corporate Information required for Business Entities who are licensees.
- Do you own or have any interest in any another Maine Liquor License? Yes No
If yes, please list License Number, Name, and physical location of any other Maine Liquor Licenses.

(Use an additional sheet(s) if necessary.)

License #	Name of Business

Physical Location _____ City / Town _____

5. Do you permit dancing or entertainment on the licensed premises? YES NO
6. If manager is to be employed, give name: George Sotiropoulos
7. Business records are located at: 2 State Street Gorham, ME 04038
8. Is/are applicant(s) citizens of the United States? YES NO
9. Is/are applicant(s) residents of the State of Maine? YES NO
10. List name, date of birth, and place of birth for all applicants, managers, and bar managers. Give maiden name, if married:
Use a separate sheet of paper if necessary.


Name in Full (Print Clearly)	DOB	Place of Birth
Angelo Sotiropoulos	[REDACTED]	[REDACTED]
George Sotiropoulos	[REDACTED]	[REDACTED]
Residence address on all of the above for previous 5 years (Limit answer to city & state)		
Gorham, ME		

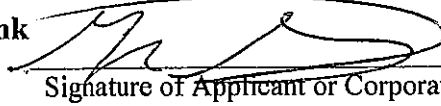
11. Has/have applicant(s) or manager ever been convicted of any violation of the law, other than minor traffic violations, of any State of the United States? YES NO
- Name: _____ Date of Conviction: _____
- Offense: _____ Location: _____
- Disposition: _____ (use additional sheet(s) if necessary)
12. Will any law enforcement official benefit financially either directly or indirectly in your license, if issued?
Yes No If Yes, give name: _____
13. Has/have applicant(s) formerly held a Maine liquor license? YES NO
14. Does/do applicant(s) own the premises? Yes No If No give name and address of owner: _____
15. Describe in detail the premises to be licensed: (On Premise Diagram Required) _____
Fast Casual Restaurant
16. Does/do applicant(s) have all the necessary permits required by the State Department of Human Services?
YES NO Applied for: _____
17. What is the distance from the premises to the NEAREST school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel? .2 MILES
- Which of the above is nearest? Church
18. Have you received any assistance financially or otherwise (including any mortgages) from any source other than yourself in the establishment of your business? YES NO
- If YES, give details: _____

The Division of Liquor Licensing & Enforcement is hereby authorized to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also such books, records and returns during the year in which any liquor license is in effect.

NOTE: "I understand that false statements made on this form are punishable by law. Knowingly supplying false information on this form is a Class D offense under the Criminal Code, punishable by confinement of up to one year or by monetary fine of up to \$2,000 or both."

Dated at: Gorham, ME on September 6th, 2018
Town/City, State Date


 Signature of Applicant or Corporate Officer(s)
Angelo Sotiropoulos
 Print Name

Please sign in blue ink 
 Signature of Applicant or Corporate Officer(s)
George Sotiropoulos
 Print Name

FEE SCHEDULE

FILING FEE: (must be included on all applications)	\$ 10.00
Class I Spirituous, Vinous and Malt	\$ 900.00
CLASS I: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers; OTB.	
Class I-A Spirituous, Vinous and Malt, Optional Food (Hotels Only)	\$1,100.00
CLASS I-A: Hotels only that do not serve three meals a day.	
Class II Spirituous Only	\$ 550.00
CLASS II: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; and Vessels.	
Class III Vinous Only	\$ 220.00
CLASS III: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	
Class IV Malt Liquor Only	\$ 220.00
CLASS IV: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Clubs; Hotels; Indoor Ice Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	
Class V Spirituous, Vinous and Malt (Clubs without Catering, Bed & Breakfasts)	\$ 495.00
CLASS V: Clubs without catering privileges.	
Class X Spirituous, Vinous and Malt – Class A Lounge	\$2,200.00
CLASS X: Class A Lounge	
Class XI Spirituous, Vinous and Malt – Restaurant Lounge	\$1,500.00
CLASS XI: Restaurant/Lounge; and OTB.	

UNORGANIZED TERRITORIES \$10.00 filing fee shall be paid directly to County Treasurer. All applicants in unorganized territories shall submit along with their application evidence of payment to the County Treasurer.

All applications for NEW or RENEWAL liquor licenses must contact their Municipal Officials or the County Commissioners in unincorporated places for approval and signatures for liquor licenses prior to submitting them to the bureau.

All fees must accompany application, make check payable to the Treasurer, State of Maine.

This application must be completed and signed by the Town or City and mailed to:

Bureau of Alcoholic Beverages and Lottery Operations

Division of Liquor Licensing and Enforcement

8 State House Station, Augusta, ME 04333-0008.

Payments by check subject to penalty provided by Title 28A, MRS, Section 3-B.

TO STATE OF MAINE MUNICIPAL OFFICERS & COUNTY COMMISSIONERS:

Hereby certify that we have complied with Section 653 of Title 28-A Maine Revised Statutes and hereby approve said application.

Dated at: _____, Maine _____
City/Town (County)

On: _____
Date

The undersigned being: Municipal Officers County Commissioners of the
 City Town Plantation Unincorporated Place of: _____, Maine

THIS APPROVAL EXPIRES IN 60 DAYS

NOTICE -- SPECIAL ATTENTION

§653. Hearings; bureau review; appeal

1. **Hearings.** The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms. [1993, c. 730, §27 (AMD).]

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located. [1995, c. 140, §4 (AMD).]

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license or transfer of the location of an existing on-premises license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premises license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premises license that has been extended pending renewal within 120 days of the filing of the application. [2003, c. 213, §1 (AMD).]

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant. [1995, c. 140, §5 (NEW).][2003, c. 213, §1 (AMD) .]

2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime; [1987, c. 45, Pt. A, §4 (NEW).]

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control; [1987, c. 45, Pt. A, §4 (NEW).]

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner; [1993, c. 730, §27 (AMD).]

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises; [1989, c. 592, §3 (AMD).]

E. A violation of any provision of this Title; [2009, c. 81, §1 (AMD).]

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and [2009, c. 81, §2 (AMD).]

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages. [2009, c. 81, §3 (NEW).]
[2009, c. 81, §§1-3 (AMD) .]

3. Appeal to bureau. Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.

A. [1993, c. 730, §27 (RP).]

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause. [1993, c. 730, §27 (AMD) .]
[1995, c. 140, §6 (AMD) .]

4. No license to person who moved to obtain a license. [1987, c. 342, §32 (RP) .]

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

[1995, c. 140, §7 (AMD); 1999, c. 547, Pt. B, §78 (AMD); 1999, c. 547, Pt. B, §80 (AFF) .]

Please be sure to include the following with your application:

Completed the application and sign the form.

Signed check with correct license fee and filing fee.

Your local City or Towns signature(s) are on the forms.

Be sure to include your ROOM, FOOD and LIQUOR gross income for the year (if applicable).

Enclose diagram for all businesses, auxiliary locations, extended decks and storage areas.

Complete the Corporate Information sheet for all ownerships except sole proprietorships.

If you have any questions regarding your application, please contact us at (207) 624-7220.

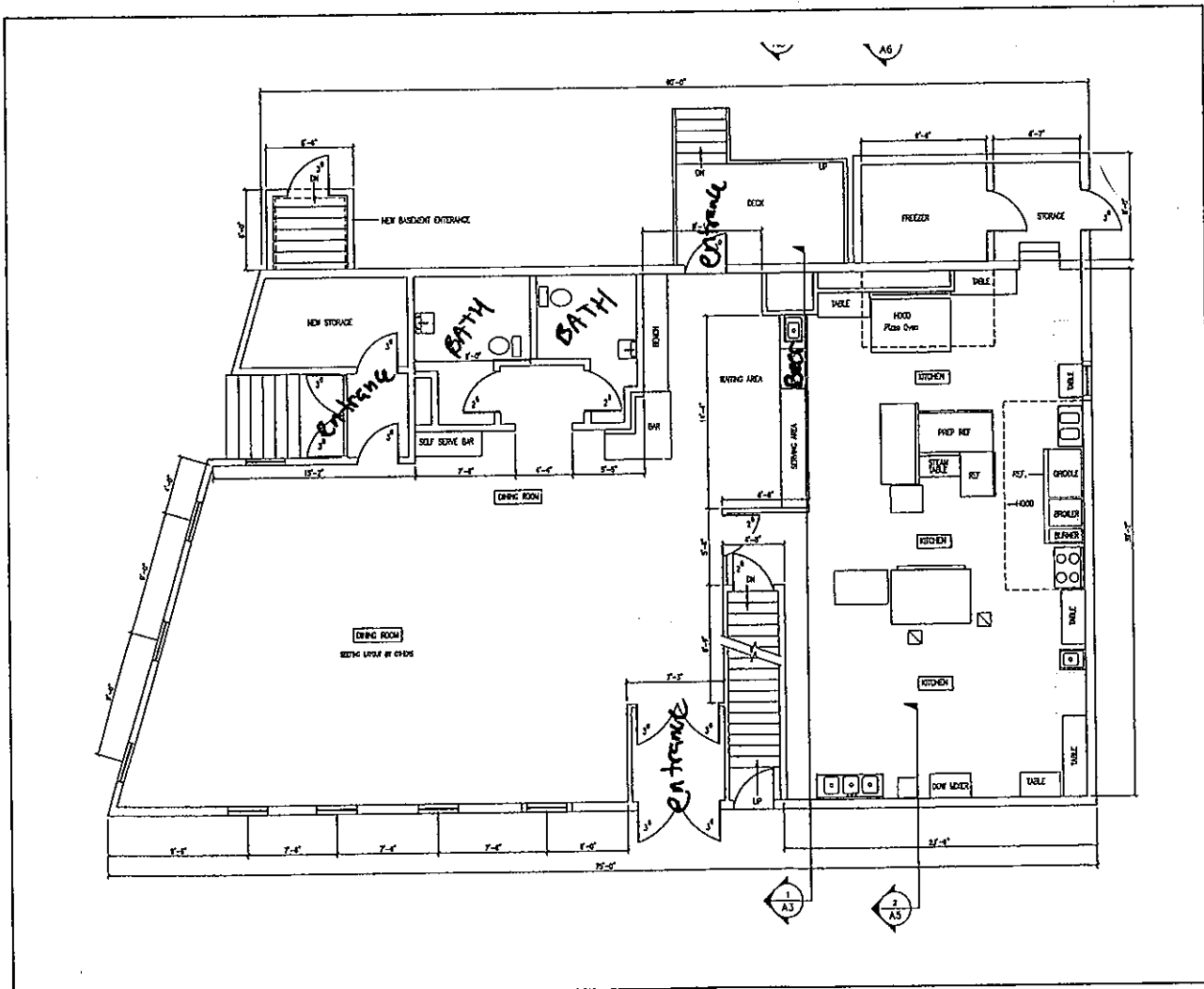
Bureau of Alcoholic Beverages and Lottery Operations
 Division of Liquor Licensing & Enforcement
 8 State House Station, Augusta, ME 04333-0008
 10 Water Street, Hallowell, ME 04347
 Tel: (207) 624-7220 Fax: (207) 287-3434
 Email Inquiries: MaineLiquor@maine.gov

DIVISION USE ONLY	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Not Approved
BY: _____	

ON PREMISE DIAGRAM

In an effort to clearly define your license premise and the area that consumption and storage of liquor is allowed. The Division requires all applicants to submit a diagram of the premise to be licensed in addition to a completed license application.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the areas of your diagram including entrances, office area, kitchen, storage areas, dining rooms, lounges, function rooms, restrooms, decks and all areas that you are requesting approval from the Division for liquor consumption.





Division of Alcoholic Beverages and Lottery
Operations
Division of Liquor Licensing and Enforcement

**Corporate Information Required for
Business Entities Who Are Licensees**

For Office Use Only:	
License #:	_____
SOS Checked:	_____
100%	Yes <input type="checkbox"/> No <input type="checkbox"/>

Questions 1 to 4 must match information on file with the Maine Secretary of State's office. If you have questions regarding this information, please call the Secretary of State's office at (207) 624-7752.

Please clearly complete this form in its entirety.

- Exact legal name: Gorham House Of Pizza LLC
- Doing Business As, if any: _____
- Date of filing with Secretary of State: July 30, 2014 State in which you are formed: Maine
- If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

- List the name and addresses for previous 5 years, birth dates, titles of officers, directors and list the percentage ownership: (attach additional sheets as needed)

NAME	ADDRESS (5 YEARS)	Date of Birth	TITLE	Ownership %
Angelo Sotiropoulos	[REDACTED]	[REDACTED]	Owner	100

(Stock ownership in non-publicly traded companies must add up to 100%.)

- If Co-Op # of members: _____ (list primary officers in the above boxes)

7. Is any principal person involved with the entity a law enforcement official?

Yes No If Yes, Name: _____ Agency: _____

8. Has any principal person involved in the entity ever been convicted of any violation of the law, other than minor traffic violations, in the United States?

Yes No

9. If Yes to Question 8, please complete the following: (attached additional sheets as needed)

Name: _____

Date of Conviction: _____

Offense: _____

Location of Conviction: _____

Disposition: _____

Signature:


Signature of Duly Authorized Person

Date

9-6-18


Print Name of Duly Authorized Person

Submit Completed Forms to:

Bureau of Alcoholic Beverages
Division of Liquor Licensing and Enforcement
8 State House Station, Augusta, Me 04333-0008 (Regular address)
10 Water Street, Hallowell, ME 04347 (Overnight address)
Telephone Inquiries: (207) 624-7220 Fax: (207) 287-3434
Email Inquiries: MaineLiquor@Maine.gov



GORHAM HOUSE OF PIZZA LLC
 2 STATE ST.
 GORHAM, ME 04038
 207-839-2504

DATE	INVOICE	AMOUNT

52-7457/2112
 21278

McBee® One-Writes

PAY ten 00/100 DOLLARS


DATE	TO THE ORDER OF	HRS	GROSS	SOC. SEC.	MED.	FED. WITH	STATE	DESCRIPTION
9-11-18	Town of Gorham							License fee

CHECK AMOUNT **\$ 10.00**

Gorham
 SAVINGS BANK



[Handwritten Signature]

From:  **Dan Jones**
Subject: Re: GHOP liquor license
To:  **Laurie Nordfors**

Thursday, September 13, 2018 10:18:45 AM



PD is all set.

Chief Daniel Jones
Gorham Police Department
270 Main Street
Gorham, ME 04038
(207) 222-1665
djones@gorham.me.us



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From:  **Freeman Abbott**

Thursday, September 13, 2018 10:49:25 AM 

Subject: Re: GHOP liquor license

To:  **Laurie Nordfors**

Code is all set



Freeman Abbott
Town of Gorham Code Enforcement Officer
75 South Street, Ste. 1
Gorham, ME 04038
(207)222-1605

FIRST PREVENTERS: A First Preventer may go under the title of building inspector, building official, code enforcement officer, fire chief, fire marshal, building safety official, electrical inspector, plumbing inspector plan reviewer or simply health officer. But the labels merely obscure their common mission: to prevent harm by ensuring compliance with building safety codes before a disaster occurs. From hurricanes to tornados, floods, wildfires and earthquakes, building safety codes administered by First Preventers play a major role in saving lives, protecting property and reducing recovery costs often paid for by taxpayer dollars.

Laurie Nordfors writes:

Hi everyone,

GHOP has applied for their renewal liquor license. Please let me know if anyone has any issues.

Thanks,

Laurie



Laurie K Nordfors, CCM
Town Clerk
Registrar of Voters
Assistant Tax Collector
Motor Vehicle Agent
Town of Gorham
75 South Street
Gorham, ME 04038

From:  **Robert Lefebvre** Thursday, September 13, 2018 11:11:31 AM 

Subject: Re: GHOP liquor license

To:  **Laurie Nordfors**

Cc:  **Dan Jones**  **Freeman Abbott**  **Sharon Laflamme**

fire is all set

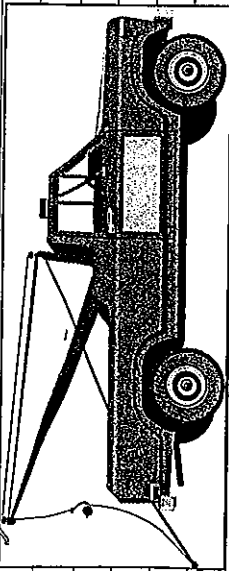


GORHAM FIRE DEPARTMENT
270 Main Street, Gorham, Maine 04038

ROBERT LEFEBVRE
Fire Chief

Tel: 207-222-1642
24 Hours: 207-839-5581
Fax: 207-839-7753
E-mail: rlefebvre@gorham.me.us





2018/2019

Handwritten notes:
 10/23-18
 9-13-18
 8-29-18
 9-1-18
 9-13-18
 9-18-18
 8-28-18

ADDRESS

PHONE NO. MAP/LOT MAILED

8/29/2017

STEVE LUCE ✓ LKQ CORP./GORHAM AUTO ✓

192 NARRAGANSETT ST 839-3080X2898 39/22

JIM STONE ✓ CASCO FED CREDIT UNION ✓

375 MAIN STREET 839-7201 77/15

GARY NELSON ✓ CHET'S AUTO SALES ✓

475 OSSIPEE TRAIL 839-4398 76/21

GORDON REICHERT ✓ REICHERT'S AUTO BODY ✓

112 SHAW'S MILL ROAD 318-3538 80/32

SHAWN MOODY ✓ MOODYSICOWORKER OWNED/ INSURANCE AUCTION ✓

200 NARRAGANSETT ST 839-2500 39/22

JOHN DUMBROCYO DUMBO ENTERPRISES

86 LONGFELLOW ROAD 854-2068 Map 11 lot 19

Deadline Date - September 14th, 2018

Agenda date- October Tuesday, October 02, 2018

Closed 2015-2016

BRUCE YOUNG YOUNG'S AUTO SALVAGE

721 FORT HILL ROAD 839-3128 84/14

HOPKINS HOPKINS SALVAGE

230 NORTH GORHAM RD 892-6292 96/16

CHRIS CASTALDO 346 SOUTH STREET LLC

346 SOUTH STREET 615-3957 23/16

Town of Gorham

Code Enforcement Office
Municipal Center
75 South Street, Suite 1
Gorham, Maine 04038-1382

(207) 222-1605
(207) 839-4793 Fax
www.gorham-me.org



Freeman F. Abbott
Code Enforcement Officer
fabbott@gorham.me.us

Thomas Hohn
Building Inspector
thohn@gorham.me.us

Angela T. Fall
Administrative Assistant
afall@gorham.me.us

August 22, 2018

Dear Resident,

Enclosed is an application for your **Automobile Graveyard and/or Junk Yard Permit** which should be completed and returned to this office with your fee of fifty dollars (\$50.00) made payable to the Town of Gorham.

Please note due to a change in the deadline for the re-registration of Automobile Graveyard and/or Junk Yard Permits by the State of Maine are due in the month of October of each year, therefore the due date within this office for your renewal will be sometime in September going forward.

The public hearing is being held on **October 2, 2018 @ 6:30 at the Gorham Municipal Center 75 South Street in the Council Chambers.** All applications must be in this office no later than September 14th, 2018 for processing.

If you have any further questions regarding this matter please do not hesitate to call this office (222-1605).

Sincerely,

Angela T. Fall
Code Enforcement Office

Enc/

Town of Gorham

Code Enforcement Office
Municipal Center
75 South Street, Suite 1
Gorham, Maine 04038-1382

(207) 222-1605
(207) 839-4793 Fax
www.gorham-me.org



Freeman F. Abbott
Code Enforcement Officer
fabbott@gorham.me.us

Thomas Hohn
Building Inspector
thohn@gorham.me.us

Angela T. Fall
Administrative Assistant
afall@gorham.me.us

Application For Automobile Graveyard and/or Junkyard Permit MUNICIPAL OFFICE USE ONLY

Tentative Date of Hearing: October 2, 2018 Application Received _____ **PAID**
10-2-18

Time of Hearing 6:30pm Permit No _____ Date: _____
Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ 50.00

Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

I/We - John Dumbrocyo d/b/a Dumbo Enterprise

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard 86 Longfellow Road
Rear lot

2. Is this application made by or for a company, partnership, corporation-individual? Individual

3. Is this property leased NO Property owned by John Dumbrocyo
Address: 86 Longfellow Road, Gorham

4. How is "yard" screened? - Fence? (Type) WOOD 6' Height Trees? (Type) 12' pine + oak
Embankment? _____ Gully? _____ Hill? _____ Other? _____

5. How far is edge of "yard" from center of highway? 400 ft 400 - Feet.

6. Can junk be seen from any part of highway? Yes _____ No ✓

7. Was Junkyard Law, Requirements and Fees explained to you? Yes ✓ No _____

8. Is any portion of this "yard" on public property? Yes _____ No ✓

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes _____ No ✓

10. When was "yard" established 1970's By whom' John Dumbrocyo

11. When was last permit issued' 10/2017 To whom' John Dumbrocyo

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by John Dumbrocyo For: Dumbo Enterprise
Name of Company - Corporation, Partnership, Indiv.

Address: 86 Longfellow Road, Gorham, ME 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map _____

Circle Correct N _____

Lot No _____

Direction E _____

Zone _____

W _____

S _____

To _____ Road Name or Route No. To _____

- 1 Copy of Application to City/town
- 1 Copy of Application to Applicant
- 1 Copy of Application to State Police. Aiguata
- 1 Copy of Application to Department of Transportation

Town of Gorham

Code Enforcement Office
Municipal Center
75 South Street, Suite 1
Gorham, Maine 04038-1382



(207) 222-1605
(207) 839-4793 Fax
www.gorham-me.org

Freeman F. Abbott
Code Enforcement Officer
fabbott@gorham.me.us

Thomas Hohn
Building Inspector
thohn@gorham.me.us

Angela T. Fall
Administrative Assistant
afall@gorham.me.us

Application For Automobile Graveyard and/or Junkyard Permit MUNICIPAL OFFICE USE ONLY

Tentative Date of Hearing: October 2, 2018 Application Received _____

PAID
9-7-2018

Time of Hearing 6:30pm Permit No _____ Date: _____

Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ 50.00

Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumbeeland Maine

I/We - Chet's Auto Sales, Inc

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard _____
475 Ossipee Trail Gorham, ME 04038

2. Is this application made by or for a company, partnership, corporation-individual? corporation

3. Is this property leased no Property owned by Gary + Evangeline Nelson
Address: _____

4. How is "yard" screened? - Fence? (Type) _____ Height Trees? (Type) pine
Embankment? _____ Gully? _____ Hill? _____ Other? _____

5. How far is edge of "yard" from center of highway? 800 Feet.

6. Can junk be seen from any part of highway? Yes _____ No ✓

7. Was Junkyard Law, Requirements and Fees explained to you? Yes ✓ No _____

8. Is any portion of this "yard" on public property? Yes _____ No ✓

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes _____ No ✓

10. When was "yard" established 1964 By whom' Chet's Auto Sales, Inc

11. When was last permit issued' 2017 To whom' Chet's Auto Sales, Inc

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by Evangelina Nelson For: Chet's Auto Sales, Inc
Name of Company - Corporation, Partnership, Indiv.

Address: 475 Ossipee Trail Gorham, ME 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map _____

Circle Correct N _____

Lot No _____

Direction E _____
W _____
S _____

Zone _____

Same

To _____ Road Name or Route No. To _____

Town of Gorham

Code Enforcement Office
Municipal Center
75 South Street, Suite 1
Gorham, Maine 04038-1382

(207) 222-1605
(207) 839-4793 Fax
www.gorham-me.org



Freeman F. Abbott
Code Enforcement Officer
fabbott@gorham.me.us

Thomas Hohn
Building Inspector
thohn@gorham.me.us

Angela T. Fall
Administrative Assistant
afall@gorham.me.us

**Application For Automobile Graveyard and/or Junkyard Permit
MUNICIPAL OFFICE USE ONLY**

PAID
8-29-18

Tentative Date of Hearing: October 2, 2018 Application Received _____

Time of Hearing 6:30pm Permit No _____ Date: _____
Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ 50.00
Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

I/We - Casco Federal Credit Union

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard 393 Ossipee Trail
(backside of property off Shaw Mills Road)

2. Is this application made by or for a company, partnership, corporation-individual? Company

3. Is this property leased _____ Property owned by Casco Federal Credit Union
Address: 375 Main St. Gorham, Maine 04038

4. How is "yard" screened? - Fence? (Type) _____ Height Trees? (Type) various heights 7' fir mix
Embankment' Gully' _____ Hill? _____ Other? _____

5. How far is edge of "yard" from center of highway? _____ Feet.

6. Can junk be seen from any part of highway? Yes _____ No

7. Was Junkyard Law, Requirements and Fees explained to you? Yes No _____

8. Is any portion of this "yard" on public property? Yes _____ No

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes _____ No

10. When was "yard" established _____ By whom' _____

11. When was last permit issued' _____ To whom' _____

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by _____ For: _____
Name of Company - Corporation, Partnership, Indiv.

Address: _____

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map _____

Circle Correct N _____

Direction E _____

Lot No _____

W _____

Zone _____

S _____

To _____ **Road Name** or **Route No.** To _____

Town of Gorham

Code Enforcement Office
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Gorham, Maine 04038-1382

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(207) 839-4793 Fax
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Freeman F. Abbott
Code Enforcement Officer
fabbott@gorham.me.us

Thomas Hohn
Building Inspector
thohn@gorham.me.us

Angela T. Fall
Administrative Assistant
afall@gorham.me.us

**Application For Automobile Graveyard and/or Junkyard Permit
MUNICIPAL OFFICE USE ONLY**

Tentative Date of Hearing: October 2, 2018 Application Received _____

Time of Hearing: 6:30pm Permit No _____ Date: _____

Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ 50.00

Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

I/We - Moody's Co-Worker Owned dba
Moody's Collision Center Inc. & Insurance Auto Auctions

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard _____

200 Narragansett Street, Gorham, Me 04038

2. Is this application made by or for a company, partnership, corporation-individual? Corporation

3. Is this property leased Yes Property owned by Shawn H. Moody

Address: 5 Elkins Rd, Gorham, Me 04038

4. How is "yard" screened? - Fence? (Type) _____ Height Trees? (Type) _____
Embankment? 8' Berm Gully? _____ Hill? _____ Other? _____

5. How far is edge of "yard" from center of highway? 200 Feet.

6. Can junk be seen from any part of highway? Yes _____ No

7. Was Junkyard Law, Requirements and Fees explained to you? Yes No _____

8. Is any portion of this "yard" on public property? Yes _____ No

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes _____ No

10. When was "yard" established 1954 By whom' John C. Allen "Clint" dba Moody's Co-worker Owned
 11. When was last permit issued' 2017 To whom' Moody's Collision Center Inc. and Insurance Auto Auctions

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by [Signature] For: Moody's Collision Center Inc.
Name of Company - Corporation, Partnership, Indiv.

Address: 200 Margaret St., Garham, Me 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map 39
 Lot No 24
 Zone ND

Circle Correct N
 Direction E _____
 W _____
 S _____

← Road Name _____ →
 or
 Route No. Rt. 202 To Garham Village

Johnson / [Circle]
 Leased to IAA
 1 Copy of Application to City/town
 1 Copy of Application to Applicant
 1 Copy of Application to State Police, Augusta
 1 Copy of Application to Department of Transportation
 Junkyard form 2007
 Leased to IAA

Moody's Collision Center Inc.
 Shawn H. Moody
 Leased to LKQ Corp.

Town of Gorham

Code Enforcement Office
Municipal Center
75 South Street, Suite 1
Gorham, Maine 04038-1382

(207) 222-1605
(207) 839-4793 Fax
www.gorham-me.org



Freeman F. Abbott
Code Enforcement Officer
fabbott@gorham.me.us

Thomas Hohn
Building Inspector
thohn@gorham.me.us

Angela T. Fall
Administrative Assistant
afall@gorham.me.us

Application For Automobile Graveyard and/or Junkyard Permit
MUNICIPAL OFFICE USE ONLY

Tentative Date of Hearing: October 2, 2018 Application Received 9/13/17

PAID
9-13-17

Time of Hearing 6:30pm Permit No _____ Date: _____
Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ 50.00
Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham County Cumberland Maine

I/We - LKG NORTHEAST, INC

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.

1. Give location of Automobile Graveyard and/or Junkyard 1 1/2 miles west of Gorham
Village on RT202

2. Is this application made by or for a company, partnership, corporation-individual? Corporation

3. Is this property leased YES Property owned by Shawn Moody
Address: 5 Eckins Rd Gorham ME 04038

4. How is "yard" screened? - Fence? (Type) CHAIN LINK Height Trees? (Type) PINE
Embankment? Gully? _____ Hill? _____ Other? _____

5. How far is edge of "yard" from center of highway? 200 Feet.

6. Can junk be seen from any part of highway? Yes _____ No

7. Was Junkyard Law, Requirements and Fees explained to you? Yes No _____


8. Is any portion of this "yard" on public property? Yes _____ No

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes _____ No

10. When was "yard" established 1954 By whom' John Allen

11. When was last permit issued' 2017 To whom' LKQ C

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

Signed by  For: LKQ Northeast, Inc
Name of Company - Corporation, Partnership, Indiv.

Address: 192 Narraigansett St Gorham ME 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

Tax Map 39

Circle Correct N _____
Direction E _____
W _____
S _____

Lot No 24

Zone _____

THE YARD LOCATED AT 192 NARRAGANSETT ST GORHAM ME
APPROXIMATELY 1.5 MILES WEST OF GORHAM VILLAGE. IT IS
APPROXIMATELY 200FT FROM THE EDGE OF THE YARD TO THE
CENTER OF THE STREET, WITH FRONTAGE OF APPROXIMATELY 35FT
AND ACREAGE OF APPROXIMATELY 20 ACRES AS OUTLINED IN
BLACK ON THE AERIAL SURVEY.

To _____ Road Name _____ or _____ To _____
Route No. _____

Town of Gorham

Code Enforcement Office
Municipal Center
75 South Street, Suite 1
Gorham, Maine 04038-1382

(207) 222-1605
(207) 839-4793 Fax
www.gorham-me.org



Freeman F. Abbott
Code Enforcement Officer
fabbott@gorham.me.us

Thomas Hohn
Building Inspector
thohn@gorham.me.us

Angela T. Fall
Administrative Assistant
afall@gorham.me.us

Application For Automobile Graveyard and/or Junkyard Permit
MUNICIPAL OFFICE USE ONLY

Tentative Date of Hearing: October 2, 2018 Application Received 9-13-18 *PAID* *Ched* *6087*

Time of Hearing 6:30pm Permit No _____ Date: _____
Place of Hearing Gorham Municipal Center/Council Chambers Fee Paid \$ 50.00
Notifications sent by: Gorham Code Enforcement Office / Freeman Abbott, Code Officer

To the City/Town Gorham Town County Cumberland Maine

I/We - Gordon Renshaw Renshaw's Auto Body Inc.

Hereby, make application (in quadruplicate) for a permit to establish, operate or maintain an Automobile Graveyard and/or Junkyard at the following described location and in accordance with the provisions of Title 30-A, Sections 3751-3760, Chapter 183, Public Laws 1988.

Answer all questions in full.
1. Give location of Automobile Graveyard and/or Junkyard 112 Shaw's Mill Rd.
Gorham Maine 04038

2. Is this application made by or for a company, partnership, corporation-individual? Corporation

3. Is this property leased No Property owned by Gordon Renshaw
Address: 112 Shaw's Mill Rd. Gorham, Maine 04038

4. How is "yard" screened? - Fence? (Type) 6' Fence Height Trees? (Type) _____
Embankment? _____ Gully? _____ Hill? _____ Other? _____

5. How far is edge of "yard" from center of highway? 250 Feet.

6. Can junk be seen from any part of highway? Yes _____ No ✓

7. Was Junkyard Law, Requirements and Fees explained to you? Yes ✓ No _____

8. Is any portion of this "yard" on public property? Yes _____ No ✓

9. Is "yard" within 300 feet of a Public Park, Public Playground, Public Bathing Beach, School, Church or Cemetery? Yes _____ No ✓

10. When was "yard" established 1975 ? By whom' Gordon Reebert

11. When was last permit issued' 2012 last year To whom' Gordon Reebert

The undersigned certifies that the above information is true and correct to the best of his/her knowledge and that he/she is the owner or agent of the property or that he/she has been duly authorized by the owner, individual, partnership, company or corporation to make this application and to receive the permit under the law.

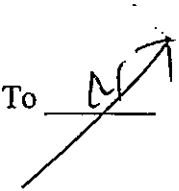
Signed by Gordon Reebert For: Reebert Auto Body Inc.
Name of Company - Corporation, Partnership, Indiv.

Address: 112 Shaw & Mill Rd Gorham Maine 04038

Make complete sketch of "yard." Show footage all sides and location in relationship to adjacent properties. Show distance (in feet) from edge of "yard" to center of highway. Fill in Route Number or Local Road Name. Name of nearest City/Town in each direction. Distance from nearest intersection, bridge or other known reference point.

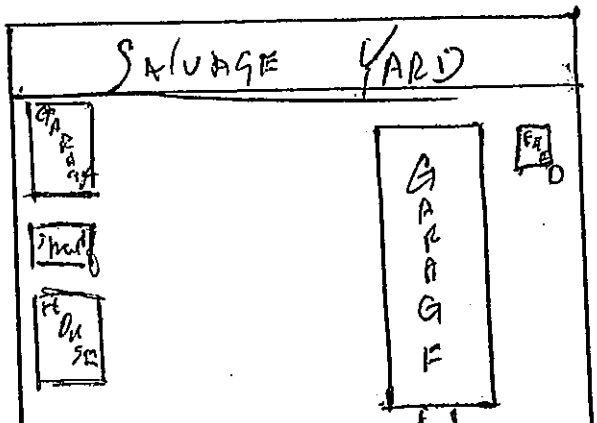
Tax Map 80
Lot No 32
Zone _____

Circle Correct N _____
Direction E _____
W _____
S _____



Road Name _____
or
Route No. _____ To _____

- 1 Copy of Application to City/town
 - 1 Copy of Application to Applicant
 - 1 Copy of Application to State Police, Augusta
 - 1 Copy of Application to Department of Transportation
- Junkyard form 2007





Town of Gorham Planning Department

David C.M. Galbraith, *Zoning Administrator*
dgalbraith@gorham.me.us

Thomas M. Poirier, *Town Planner*
tpoirier@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

TO: Ephrem Paraschak, Town Manager
 FROM: Thomas M. Poirier, Town Planner *TMP*
 SUBJECT: Narragansett Mixed-Use Development District
 DATE: September 26, 2018

At the Planning Board's September 10, 2018 Planning Board meeting the Board forwarded (6 ayes) the Narragansett Mixed-Use District with recommended changes. The Planning Board's recommended changes are shown **bolded, underlined, and struck-through**.

The Planning Board has proposed changes to the layout of the permitted uses, stream lined the process for calculating dimensional standards, limited the amount of residential floor space as part of mixed use developments, and removed a majority of the density bonus standards due to them being overly burdensome to calculate during the development review process.

The Town Council will also need to adopt the revised zoning map as part of the amendment process. The revised zoning map shows the location of the new zoning district. See attached Zoning Map.

Public Comment: Susan Duchaine – spoke and said she would prefer the district to be more similar to the Roadside Commercial District.

AMENDMENT TRACKING

DESCRIPTION	COMMENTS	STATUS
Town Council Meeting	The Town Council (7 ayes) forwards the item to the Planning Board for a public hearing and recommendations. (7 ayes)	September 5, 2017
Planning Board Meeting	The Planning Board referred the item to the Board's Comp Plan Implementation Committee.	November 6, 2017
PLBD Comprehensive Plan Implementation Committee	The CPIC received an overview of the process and the committee discussed that they would like to review the proposed ordinance amendment in smaller sections.	December 18, 2017
PLBD Comprehensive Plan Implementation Committee	The CPIC reviewed the list of permitted uses and made proposed edits to the ordinance. The committee also requested staff provide the committee with examples of building sizes.	January 8, 2018
PLBD Comprehensive Plan Implementation Committee	The CPIC reviewed the dimensional standards for both commercial and mixed use developments. The Committee also requested staff provide it with examples of some other commercial ordinances regarding floor area ratios and developable area ratios.	February 20, 2018
PLBD Comprehensive Plan Implementation Committee	The CPIC discussed residential density as well as floor area for ratios for residential uses in the district.	May 7, 2018
PLBD Comprehensive Plan Implementation Committee	The CPIC made changes to the residential density, floor area for ratios, amended the standards for net acreage to gross acreage, and removed additional density standard provisions.	July 2, 2018
PLBD Comprehensive Plan Implementation Committee	The Committee recommended adoption of the proposed ordinance and revised zoning map as amended by the Committee.	August 21, 2018

Planning Board Recommendation: Narragansett Mixed-Use Development District

Planning Board Meeting	The Planning Board held a public hearing.	September 10, 2018
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Proposed Ordinance Language

CHAPTER 1: SECTION 1-16 - NARRAGANSETT MIXED-USE DEVELOPMENT DISTRICT

A. PURPOSE

To allow a ~~wide range of non-residential~~ mixed-use zoning district subject to performance standards with the following objectives:

- 1) Promote innovative and attractive ~~non-residential~~ mixed-use planned development with access off internal streets when feasible;
- 2) Promote good quality commercial, light industrial, and specialty enterprises and/ or mixed use growth which produce sustainable growth in the economic base and job opportunities;
- 3) Promote efficient use of land and of such public facilities as streets, ~~and~~ utilities, and when economically feasible extension of public water and sewer;
- 4) Promote commercial and residential development which complements uses within Gorham Village and is compatible in respect to the character ~~and~~ scale of Gorham Village.

B. PERMITTED USES

- 1) Commercial/~~Light Industrial~~ Uses
 - a) **Retail stores;**
 - b) **Shopping centers;**
 - e a) Drive-through services;
 - d b) Business or professional offices;
 - e c) Research and development laboratories, which are exclusively located indoors;
 - f d) Production, fabrication, processing, assembling, packing, storing and distribution of:
 - 1) Precision electrical or precision mechanical equipment;
 - 2) Optical goods, business machines, precision instruments, surgical and dental instruments;
 - 3) Pharmaceutical, toiletry and cosmetics;
 - 4) Any other use of the same general character as any of the uses listed above.
 - g e) Printing, engraving, bookbinding and other similar services;
 - h f) Offices for executive, administrative and data processing activities.

Planning Board Recommendation: Narragansett Mixed-Use Development District

- ~~i)~~ **Bed and Breakfast Establishment with public dining as an accessory use**
- ~~j g)~~ Inn, motel, & hotel;
- ~~k h)~~ Commercial schools;
- ~~h)~~ **Motorcycle sales and service;** Mini park facilities; (we need a decent definition for this as nobody seems to know what it is. Municipal parks should be included but...)
- ~~m i)~~ Indoor / outdoor recreational facilities;
- ~~n j)~~ Utility substations;
- ~~o k)~~ Schools, day care **homes and centers**, nursery schools, **hospitals**, churches or any other institutions of an educational, philanthropic, fraternal or social nature **with less than 2,000 sq.ft. of gross floor area or less than 200 vehicles trips in a day;**
- ~~p l)~~ Office of a contractor or tradesman;
- ~~q m)~~ Conference center or banquet hall;
- ~~r n)~~ Automotive repair;
- ~~s o)~~ Business services;
- ~~t p)~~ **Repair services which are exclusively located indoors;**
- ~~v q)~~ Uses and buildings that are accessory to the above-mentioned uses, including caretaker units and parking lots, are also permitted uses.
- ~~r)~~ **Medical or quick care facilities**
- ~~s)~~ **Light Industrial**

2) **Commercial Uses which are only permitted as part of a mixed use development**

- a) **Retail stores with less than 7,000 sq.ft. of gross floor area;**
- b) **Shopping centers with individual stores having less than 7,000sq.ft. of gross floor area ;**

2-3) **Residential Other Uses –as part of a mixed use development.**

- a) Multi-family housing as part of a mixed use development.
- b) Residential uses on the ~~second~~ upper floors with commercial uses located on the first floor.
- a) Mini-park facilities;
- b) Indoor recreational facilities;
- e) Utility substations;
- d) Schools, day-care homes and centers, nursery schools, hospitals, churches or any other institutions of an educational, philanthropic, fraternal or social nature;
- e) Uses and buildings that are accessory to the above mentioned uses, including caretaker units and parking lots, are also permitted uses.

C. **SPECIAL EXCEPTION USES**

- a) **Schools, day care centers, nursery schools, hospitals, churches or any other institutions of an educational, philanthropic, fraternal**

Planning Board Recommendation: Narragansett Mixed-Use Development District

or social nature with more than 2,000 sq.ft. of gross floor area or less than 200 vehicles trips in a day;

C D. DIMENSIONAL STANDARDS

- 1) ~~Net Acreage Development Standards~~ ~~able Area~~ - The density developable area of all ~~developments-lots~~ shall be based on the established net-acreage gross lot area of the proposed site. ~~Net-acreage shall be determined in accordance with Chapter I., Section V. (Net Acreage). Deductions under this net-acreage provision shall be subtracted from the gross-acreage of the proposed site.~~

- 2) ~~Non-residential Density~~ - The total gross floor area of all the non-residential uses shall not exceed thirty percent (30%) of the gross area of the parcel dedicated to such uses. No more than seventy percent (70%) of the gross lot area of the non-residential parcel may be covered with buildings, structures, accessory uses such as parking lots and other impervious surfaces.

- 3) Non-residential Space Standards
 - a) Minimum lot size - ~~Twenty~~ Fifty-thousand (50,000 ~~20,000~~) square feet.
 - b) Minimum street frontage - One hundred ~~fifty~~ (150 ~~100~~) feet.
 - c) Minimum front yard - ~~8~~ 50 feet along Narragansett Street ~~or three (3) times the building height whichever is greater, and a 25 feet minimum or 65 feet maximum for all other streets.~~
 - d) Minimum side and rear yard - ~~50~~ 20 feet or two (2) times the building height whichever is greater.
 - e) Maximum building height - 50 feet or four stories, whichever is ~~less~~ greater.

- 4) Mixed-use Residential Space Standards - Space standards for ~~existing residential uses shall be the same as for the Suburban Residential District.~~ mixed-use development.
 - a) Minimum lot size – 20,000 sq.ft.
 - b) Minimum net acreage per dwelling unit: 6,000 sq.ft.
 - c) Minimum street frontage - Seventy-five (75) feet.
 - d) Minimum front yard - 50 feet along Narragansett Street and a 25 feet minimum or 50 feet maximum for all other street.

Planning Board Recommendation: Narragansett Mixed-Use Development District

- e) Minimum side and rear yard - 20 feet or two (2) times the building height whichever is greater.
- f) Maximum building height - 50 feet or four stories, whichever is greater.
- g) **Residential gross floor area shall be limited to 40 % of the total gross floor area of a mixed use structure or development.**

5.4) Notwithstanding the provisions of this subsection C, an auxiliary public utility structure is exempt from the minimum lot size, street frontage, net acreage, gross floor area, and dedicated open space requirements of this district.

D E. PERFORMANCE STANDARDS

1) Lot Layout

- a) Lots abutting multiple streets shall be oriented so the front of the building faces the street of lower classification. Lots with frontage on Narragansett Street shall meet the standards listed in item 6 within this section. For lots with frontage on both Narragansett Street and another street, the buildings, parking lots and access drives shall be located a minimum of 75' feet from Narragansett Street.
- b) Large parcels shall be developed to create a business or office park environment. Mixed-uses are permitted in an office/business park type of development.
- c) Mixed uses developments can consist of a mix of residential and commercial lots and/or a mix of residential and commercial buildings.

2) Buffer yards

- a) Screening of non-residential uses - Non-residential uses shall be screened from adjacent residential zoning districts and developments by a buffer yard of twenty (20) feet in width containing at least three (3) canopy trees, six (6) under story trees and nine (9) shrubs per one hundred (100) feet of length along the perimeter of the lot line adjacent to the residential use.
- b) Screening along public roadways - Development adjacent to public roadways shall be screened as follows:

Planning Board Recommendation: Narragansett Mixed-Use Development District

1. ~~A butting an arterial or collector~~ Narragansett Street and Bernard Rines Bypass - A buffer yard of ~~ten forty~~ (40) feet in width containing at least ~~one~~ four (4) canopy trees, ~~two~~ eight (8) under story trees, and ~~three~~ twelve (12) shrubs per one hundred (100) feet of frontage.
 2. A butting a local street and facing non-residential or mixed-uses - A buffer yard of ten (10) feet in width containing at least one (1) canopy tree per one hundred (100) feet of frontage.
 3. A butting a public street and facing a residential use - A buffer yard of fifteen (15) feet in width containing at least two (2) canopy trees, four (4) under story trees and six (6) shrubs per one hundred (100) feet of frontage.
- c) Canopy trees shall be deciduous, shade or evergreen trees planted at 3 to 3 1/2 inches in caliper with a mature height of at least 35 feet. Under story trees shall be deciduous shade, fruit or evergreen trees planted at 2 to 2 1/2 inches in caliper with a mature height of at least 12 feet.
- d) Alternative buffers and screening - In lieu of compliance with the above buffer yard and screening requirements, a developer may submit a detailed plan and specifications for landscaping and screening which will afford a degree of buffering and screening equivalent to or exceeding that provided by the above requirements.
- e) Parking lot landscaping - At least ten percent (10%) of the interior surface of any parking area containing twenty (20) or more parking spaces shall consist of landscaped islands which shall be composed of shrubs and trees and other landscaping materials. The interior surface of a parking area shall be derived by computing the area within the general perimeter of contiguous areas containing parking spaces, maneuvering areas behind the spaces and landscaping areas within such perimeter, except that required setback areas and required buffers shall not be included in the interior area computation.
- f) Screening of refuse collection facilities - Uses within the development shall provide secure, safe, and sanitary facilities for the storage and pickup of refuse. Such facilities shall be convenient to collection and shall be appropriate to the type and size of use being served. All refuse storage facilities shall be screened by a solid wall, fence, tight evergreen hedge, or combination of the above. Such screening shall be of sufficient height and design to effectively screen the facility from the view from adjacent residential uses and streets and from adjacent properties.

Planning Board Recommendation: Narragansett Mixed-Use Development District

- g) Maintenance of landscaping - All required landscaping and screening shall be maintained or replanted as necessary so as to continue its effectiveness.
- 3) Parking Lot Standards
- a) Parking lots between the front wall of any building and the street shall be limited to one row of parking spaces, the access driveway, and walkway into the building.
 - b) All other parking shall be located to the side and rear of the building.
- 4) Lot access
- a) Entrances to uses in this district shall be combined to the maximum extent possible.
 - b) For lots with frontage on both Narragansett Street and another street the access drives shall be located off the street of lower classification unless the Planning Board finds that no safe alternative exists.
 - c) A parcel that does not have frontage on Narragansett Street shall not be granted vehicular access from Narragansett Street except in cases where:
 - 1. Access will be provided through a combined entrance with another parcel which has frontage on Narragansett Street.
 - 2. The driveway will meet State and Local requirements.
 - 3. The Planning Board determines that the increased use will not have a negative impact on Narragansett Street traffic flow.
- 5) Public Utilities
- a) All large scale developments and subdivisions shall connect to public sewer and water meeting the requirements of the Portland Water District and the Town of Gorham.
 - 1. The Planning Board may grant a waiver for the requirements of the extension of public sewer if the lot is located greater than 100' feet from the nearest connection to a public sanitary sewer and the connection to the public sanitary sewer would cause an undue hardship to the developer, as determined by the Planning Board.

Planning Board Recommendation: Narragansett Mixed-Use Development District

2. The Planning Board may grant a waiver for the requirements of the extension of public water if the lot is located greater than 200' feet and the proposal meets the Determination of Unreasonable Costs under Chapter 2, Section 2 - Provision of Public Water Supply, D. Exemption from Public Water Supply Requirements.
- b) All developments are required to have underground utilities.
- 6) Narragansett Street - Design Standards - Buildings with frontage along Narragansett Street shall conform to the below standards:

 - a) All non-residential principal buildings and structures with frontage along Narragansett Street shall be designed in a traditional New England Village style.
 - b) All buildings shall be designed so that the front wall of the building and any wall facing Narragansett Street that is not a front wall has the visual appearance of a front façade. The façade shall incorporate pedestrian scale design features such as doors and windows to create a “village character.” Windows or architectural treatments designed to simulate windows shall comprise no less than twenty (20) percent of the exterior wall surface. The façade shall be designed to avoid large blank wall space.
 - c) Roofs shall be designed to maintain the New England village character. All new buildings and additions shall have pitched or gabled roofs to the extent practical. If a pitched roof is not practical, false building fronts shall be used to imitate pitched roofs. Accessory buildings, canopies, and other structures shall have roof lines that are visually compatible with the roof line of the principal building.
 - d) Buildings shall be compatible with the “village character.” The exterior surface of all facades that are visible from a public street shall use traditional New England materials or materials which replicate traditional materials such as vinyl clapboard siding, masonry units that replicate shake or clapboard siding, or metal or plastic roofing that simulates shake or shingle roofing. The use of flat concrete block, corrugated or flat metal, fiberglass, or plastic panels, reflective materials, stucco, or products such as T-111 or plywood on facades visible from public streets is not permitted. The treatment of accessory buildings and structures shall be compatible with the principal building and shall use similar materials, details, and level of trim.
7. Narragansett Mixed-Use Development District – Design Standards

Planning Board Recommendation: Narragansett Mixed-Use Development District

Except as outlined above, all buildings, structures and lots within the Narragansett Mixed-Use Development District shall comply with the below standards.

a) Building and Other Structure Materials:

- 1) The predominant exterior building materials shall be of high quality materials, including, but not limited to, wood or vinyl clapboard siding, masonry units that replicate shake or clapboard siding, brick, sandstone, wood, native stone and tinted/textured concrete masonry units and/or glass products or metal or plastic roofing that simulates shake or shingle roofing. Simulated material may be substituted for any of the aforementioned building materials.
- 2) At least three different building materials shall be used for the primary façade of a building facing the primary street the building accesses. The Planning Board may waive the building material to two different materials if it finds the building design has enough architectural detail to sufficiently break-up the massing of the building. Glass for use in windows and doors shall not be considered one of the required building materials. All façades that have frontage on a street shall be considered a primary façade.
- 3) Building(s) shall be located on the property with the principal building entrance oriented toward the primary focal point of the property/development.
- 4) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, or T-111. Prefabricated steel panels are excluded unless they contain architectural details with intricate designs. Metal roofs may be allowed if compatible with the overall architectural design of the building.
- 5) Customer Entrances: The customer entrance(s) shall be clearly defined and highly visible by using features such as canopies, porticos, overhangs, recesses/projection, and raised corniced parapets over the door, arcades, arches, wing walls. Integral planters are highly encouraged.
- 6) Roof Design: Roofs shall be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. The following design elements are highly encouraged: variations within one architectural style; visible roof lines

Planning Board Recommendation: Narragansett Mixed-Use Development District

and roofs that project over the exterior wall of a building enough to cast a shadow on the ground; and overhanging eaves, sloped roofs and multiple roof elements.

Architectural methods shall be used to conceal flat roof tops. All roof-top mechanical equipment shall be screened so that it is not visible from grade.

- 7) Building and Other Structure Colors: Exterior colors shall be of low reflectance, subtle, neutral or muted earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent colors for the facade and/or roof of the building are prohibited except as approved for building trim.
- 8) Mechanical Equipment and Service Areas. The location of loading docks and service areas shall be to the sides and/or rear of a building, except when a site abuts Narragansett Street, in which case the said areas shall be located to the sides of the building that do not face Narragansett Street or the Bernard Rines Bypass.
- 9) The architectural design of the buildings shall incorporate features which screen, contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards. Landscaping, fencing, berms and similar features may be used to accomplish this goal.
- 10) Fencing, screening, landscaped berms, natural features or combination thereof, shall be utilized to shield from the view of abutting residential properties and public ways all loading and unloading operations, storage and repair work areas, commercial vehicle parking, and waste disposal and collection areas. Screens at least as high as the equipment they hide shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the principal building. Chain link or cyclone fencing (with or without slats) shall not be used to satisfy this requirement.
- 11) Equipment that would remain visible despite the screening due to differences in topography (i.e., a site that is at a lower grade than surrounding roadways) shall be completely enclosed except for vents needed for air flow, in which event such vents shall occupy no more than 25% of the enclosure façade.

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- 7) Bike paths/greenway systems – the applicant shall provide for convenient and safe pedestrian and bicycle access to and within the development. The requirement for off-site sidewalk extension shall be modified by the Planning Board or Site Plan Review Committee provided the following conditions are met:
- a) For projects under site plan review the costs for off-site sidewalks exceeds a cost of \$1,000 per 2,000 sq.ft. of gross commercial floor area or for projects proceeding under subdivision review the costs for off-site sidewalks exceeds a cost of \$10,000 per lot. Subdivision lots that have been reviewed under this provision are not required to be reviewed again under site plan review.
 - b) In place of a full sidewalk extension, the applicant is required to extend the nearest sidewalk the following lengths towards the proposed development:
 - 1. For roads with existing closed drainage systems and curbing the applicant shall extend the sidewalk 200' for each 5,000 sq.ft. of gross floor area under site plan review or 400' for each lot;
 - 2. For roads without existing closed drainage systems and curbing the applicant shall extend the sidewalk 100' and close in the drainage system for each 5,000 sq.ft. of gross floor area under site plan review or 250' for each lot;
 - 3. For existing public roads with sidewalks in poor condition as determined by the Public Works Director or his designee, an applicant can request that half of the required extension be utilized to repair the existing sidewalk network on a foot by foot exchange.

E F. DENSITY BONUS PROVISIONS AND STANDARDS

A maximum density bonus of thirty percent (30%) for non-residential and/or mixed-uses shall be granted by the Planning Board if the proposed density bonuses promote the purposes of said district. Density bonuses shall be applied to gross floor area and maximum impervious surface requirements.

- 1) Parking – Placement of bi-level parking garages or ground-level lots behind structures effectively concealing these parking areas from the street shall qualify for a bonus of fifteen percent (15%) above the allowable base density.
- 2) Traditional architecture – Developing a site design which incorporates a traditional village scale, massing and streetscape compatible with historic Gorham Village shall qualify for a bonus of ten percent (10%) above the allowable base density.

Planning Board Recommendation: Narragansett Mixed-Use Development District

- 3) ~~Dedicated open space/mini park facilities – Increasing the dedicated open space area by a minimum of ten percent (10%) of the total gross acreage of the tract shall qualify for a bonus of five percent (5%) above the allowable base density.~~
- 4) ~~Bike paths/greenway systems – Providing for convenient and safe pedestrian and bicycle access to and within the development shall qualify for a bonus of five percent (5%) above the allowable base density.~~
- 5) ~~Day care – Development of a public use day care facility for children of employees shall qualify for a bonus of up to five percent (5%) above the allowable base density. The developer must enter into a binding agreement with the town to dedicate the facility for day care and to provide a viable management and operations structure.~~
- 6) ~~Public transportation/public transit – Providing public transportation to town residents shall qualify for a bonus of up to five percent (5%) above the allowable base density.~~
- 7) ~~Public art – Use of art features such as sculptures, special landscaping, fountains, and murals which lend identity and individuality to the development in a positive manner shall qualify for a bonus of up to five percent (5%) above the allowable base density on a per square-foot basis.~~
- 8) Residential Density Bonus – The applicant can buy bonus dwelling units above what is allowed under the net acreage calculation provided that the Planning Board finds the residential units are adequate for the development proposed and do not exceed minimum net acreage of one dwelling unit per 2,000 sq.ft. The bonus units shall require the developer to pay a Development Transfer Fee. The Development Transfer Fee shall be calculated by multiplying the number of bonus units determined by the Planning Board times the per unit Development Transfer Fee established by the Town Council. The total Development Transfer Fee for the subdivision or project shall be divided by the total number of approved dwelling units in the subdivision or project to determine the Development Transfer Fee for each dwelling unit. The per dwelling unit Development Transfer Fee shall be paid to Town at the time of the issuance of the building permit for each dwelling unit in the project.

CHAPTER 1: SECTION 5- DEFINITIONS

Commercial School: A for-profit business facility or institution which provides instruction or tutoring by previous arrangement for a particular skill or subject to a group of students in a classroom or similar type setting and may include private lessons as an ancillary service. By

Planning Board Recommendation: Narragansett Mixed-Use Development District

way of example only, commercial schools may include schools for performing arts, fine arts, photography, driving, pottery, business, beauty, sports, language or driving.

Office of a Contractor or Tradesman:

The principal place of business for a contractor or tradesman where administrative, marketing, and financial operations occur. No storage of materials or equipment shall occur on site as part of this use.

Hotel:

A facility offering travelers and other paying guests short-term lodging accommodations to the general public and providing additional services, such as restaurants, entertainment, conference center, and recreational facilities.

Conference Center or Banquet Hall

A facility designed with multiple rooms or buildings for the use of conferences, seminars, weddings, family gatherings, parties, and like or similar events.

Automotive Salvage and Repair

A business facility designed for the storage, repair, or disassembly of severely damaged automotive vehicles for resale in their entirety or as spare parts; or rebuilding, restoration, or crushing.

CHAPTER I: SECTION XVI - NARRAGANSETT MIXED-USE DEVELOPMENT DISTRICT

A. PURPOSE

To allow a ~~wide range of non-residential~~ mixed-use zoning district subject to performance standards with the following objectives:

- 1) Promote innovative and attractive ~~non-residential~~ mixed-use planned development with access off internal streets when feasible;
- 2) Promote good quality commercial, light industrial, and specialty enterprises and/ or mixed use growth which produce sustainable growth in the economic base and job opportunities;
- 3) Promote efficient use of land and of such public facilities as streets, ~~and utilities,~~ and when economically feasible extension of public water and sewer;
- 4) Promote commercial and residential development which complements uses within Gorham Village and is compatible in respect to the character ~~and scale~~ of Gorham Village.

B. PERMITTED USES

- 1) Commercial/Light Industrial Uses
 - a) Retail stores;
 - b) Shopping centers;
 - c) Drive-through services;
 - d) Motels;
 - e) Business or professional offices;
 - f) Research and development laboratories, which are exclusively located indoors;
 - g) Production, fabrication, processing, assembling, packing, storing and distribution of:
 - 1) Precision electrical or precision mechanical equipment;
 - 2) Optical goods, business machines, precision instruments, surgical and dental instruments;
 - 3) Pharmaceutical, toiletry and cosmetics;
 - 4) Any other use of the same general character as any of the uses listed above.
 - h) Printing, engraving, bookbinding and other similar services;
 - i) Offices for executive, administrative and data processing activities.
 - j) Bed and Breakfast Establishment with public dining as an accessory use
 - k) Inn, motel, & hotel;
 - l) Commercial schools;
 - m) Mini park facilities;
 - n) Indoor recreational facilities;
 - o) Utility substations;
 - p) Schools, day care homes and centers, nursery schools, hospitals, churches or any other institutions of an educational, philanthropic, fraternal or social nature;
 - q) Uses and buildings that are accessory to the above-mentioned uses, including caretaker units and parking lots, are also permitted uses.
 - r) Office of a contractor or tradesman;

- s Conference center or banquet hall;
- t Automotive repair;
- u Business services;
- v Repair services;

2) Residential ~~Other~~ Uses

- a) Multi-family housing as part of a mixed use development.
- Mini-park facilities;
- b) Indoor recreational facilities;
- c) Utility substations;
- d) ~~Schools, day care homes and centers, nursery schools, hospitals, churches or any other institutions of an educational, philanthropic, fraternal or social nature;~~
- e) ~~Uses and buildings that are accessory to the above mentioned uses, including caretaker units and parking lots, are also permitted uses.~~

C. DIMENSIONAL STANDARDS

- 1) Net Acreage - The density of all developments shall be based on the established net acreage of the proposed site. Net acreage shall be determined in accordance with Chapter I., Section V. (Net Acreage). Deductions under this net acreage provision shall be subtracted from the gross acreage of the proposed site.
- 2) Non-residential Density - The total gross floor area of all the non-residential uses shall not exceed thirty percent (30%) of the net acreage of the parcel dedicated to such uses. No more than seventy percent (70%) of the net acreage of the non-residential parcel may be covered with buildings, structures, accessory uses such as parking lots and other impervious surfaces.
- 3) Dedicated open space - Developments shall reserve thirty percent (30%) of the gross acreage as dedicated open space, excluding landscaping and buffer yard requirements.
- 4) Non-residential Space Standards
 - a) Minimum lot size - Fifty thousand (~~50,000~~ 20,000) square feet.
 - b) Minimum street frontage - One hundred, fifty (~~150~~ 100) feet.
 - c) Minimum front yard – 8 50 feet along Narragansett Street or three (3) times the building height whichever is greater, and a 25 feet minimum or 65 feet maximum for all other streets.
 - d) Minimum side and rear yard - 50 feet or two (2) times the building height whichever is greater.
 - e) Maximum building height - 50 feet or four stories, whichever is ~~less~~ greater.
- 5) Residential Space Standards - Space standards for ~~existing residential uses shall be the same as for the Suburban Residential District.~~ mixed-use development.
 - a) Minimum lot size – 20,000 sq.ft.

- b) Minimum net acreage per dwelling unit: 6,000 sq.ft.
 - c) Minimum street frontage - Seventy-five (75) feet.
 - d) Minimum front yard - 50 feet along Narragansett Street and a 25 feet minimum or 50 feet maximum for all other streets.
 - e) Minimum side and rear yard - 20 feet or two (2) times the building height whichever is greater.
 - f) Maximum building height - 50 feet or four stories, whichever is greater.
- 6) Notwithstanding the provisions of this subsection C, an auxiliary public utility structure is exempt from the minimum lot size, street frontage, net acreage, gross floor area, and dedicated open space requirements of this district.

D. PERFORMANCE STANDARDS

1) Lot Layout

- a) For lots abutting multiple streets shall be oriented so the front of the building faces the street of lower classification. For lots with frontage on both Narragansett Street and another street the buildings and parking lots and access drives shall be located a minimum of 75' from Narragansett Street.
- b) Large parcels shall be developed to create a business or office park environment. Mixed-uses are permitted in an office/ business park type of development.
- c) Mixed uses developments can consist of a mix of residential and commercial lots and/or a mix of residential and commercial buildings.

2) Buffer yards

- a) Screening of non-residential uses - Non-residential uses shall be screened from adjacent residential zoning districts and developments by a buffer yard of twenty (20) feet in width containing at least three (3) canopy trees, six (6) under story trees and nine (9) shrubs per one hundred (100) feet of length along the perimeter of the lot line adjacent to the residential use.
- b) Screening along public roadways - Development adjacent to public roadways shall be screened as follows:
 - 1) ~~Abutting an arterial or collector~~ Abutting Narragansett Street and Bernard Rines Bypass - A buffer yard of ~~ten forty~~ (4 40) feet in width containing at least ~~one four~~ (4 4) canopy trees, ~~two eight~~ (2 8) under story trees, and ~~three twelve~~ (3 12) shrubs per one hundred (100) feet of frontage.
 - 2) Abutting a local street and facing non-residential or mixed- uses - A buffer yard of ten (10) feet in width containing at least one (1) canopy tree per one hundred (100) feet of frontage.
 - 3) Abutting a public street and facing a residential use - A buffer yard of fifteen (15) feet in width containing at least two (2) canopy

trees, four (4) under story trees and six (6) shrubs per one hundred (100) feet of frontage.

- c) Canopy trees shall be deciduous or shade or evergreen trees planted at 3 to 3 1/2 inches in caliper with a mature height of at least 35 feet. Under story trees shall be deciduous shade, fruit or evergreen trees planted at 2 to 2 1/2 inches in caliper with a mature height of at last 12 feet.
- d) Alternative buffers and screening - In lieu of compliance with the above buffer yard and screening requirements, a developer may submit a detailed plan and specifications for landscaping and screening which will afford a degree of buffering and screening equivalent to or exceeding that provided by the above requirements.
- e) Parking lot landscaping - At least ten percent (10%) of the interior surface of any parking area containing twenty (20) or more parking spaces shall consist of landscaped islands which shall be composed of shrubs and trees and other landscaping materials. The interior surface of a parking area shall be derived by computing the area within the general perimeter of contiguous areas containing parking spaces, maneuvering areas behind the spaces and landscaping areas within such perimeter, except that required setback areas and required buffers shall not be included in the interior area computation.
- f) Screening of refuse collection facilities - Uses within the development shall provide secure, safe, and sanitary facilities for the storage and pickup of refuse. Such facilities shall be convenient to collection and shall be appropriate to the type and size of use being served. All refuse storage facilities shall be screened by a solid wall, fence, tight evergreen hedge, or combination of the above. Such screening shall be of sufficient height and design to effectively screen the facility from the view from adjacent residential uses and streets and from adjacent properties.
- g) Maintenance of landscaping - All required landscaping and screening shall be maintained or replanted as necessary so as to continue its effectiveness.

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- a) Parking lots between the front wall of any building and the street shall be limited to one row of parking spaces, the access driveway, and walkway into the building.
- b) All other parking shall be located to the side and rear of the building.

4) Lot access

- a) Entrances to uses in this district shall be combined to the maximum extent possible.
- b) For lots with frontage on both Narragansett Street and another street the access drives shall be located off of the street of lower classification unless the Planning Board finds that no safe alternative exists.
- c) A parcel that does not have frontage on Narragansett Street shall not be granted vehicular access from Narragansett Street except in cases where:

- 1) Access will be provided through a combined entrance with another parcel which has frontage on Narragansett Street.
- 2) The driveway will meet State and Local requirements.
- 3) The Planning Board determines that the increased use will not have a negative impact on Narragansett Street traffic flow.

5) Public Utilities

- 1) All large scale developments and subdivisions shall connect to public sewer and water meeting the requirements of the Portland Water District and the Town of Gorham.
 - a) The Planning Board may grant a waiver for the requirements of the extension of public sewer if the lot is located greater than 100' feet from the nearest connection to a public sanitary sewer and the connection to the public sanitary sewer would cause an undue hardship to the developer, as determined by the Planning Board.
 - b) The Planning Board may grant a waiver for the requirements of the extension of public water if the lot is located greater than 200' and the proposal meets the Determination of Unreasonable Costs under Chapter II, Section X- Provision of Public Water Supply, D. Exemption from Public Water Supply Requirements.
- 2) That all developments are required to have underground utilities.

E. DENSITY BONUS PROVISIONS AND STANDARDS

A maximum density bonus of thirty percent (30%) for non-residential and/or mixed-uses shall be granted by the Planning Board if the proposed density bonuses promote the purposes of said district. Density bonuses shall be applied to gross floor area and maximum impervious surface requirements.

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- 2) Traditional architecture - Developing a site design which incorporates a traditional village scale, massing and streetscape compatible with historic Gorham Village shall qualify for a bonus of ten percent (10%) above the allowable base density.
- 3) Dedicated open space/mini park ~~facilities~~ - Increasing the dedicated open space area by a minimum of ten percent (10%) of the total gross acreage of the tract shall qualify for a bonus of five percent (5%) above the allowable base density.
- 4) Bike paths/greenway systems - Providing for convenient and safe pedestrian and bicycle access to and within the development shall qualify for a bonus of five percent (5%) above the allowable base density.
- 5) Day care - Development of a public use day care facility for children of employees shall qualify for a bonus of up to five percent (5%) above the allowable base density.

The developer must enter into a binding agreement with the town to dedicate the facility for day care and to provide a viable management and operations structure.

- 6) Public transportation/public transit - Providing public transportation to town residents shall qualify for a bonus of up to five percent (5%) above the allowable base density.
- 7) Public art - Use of art features such as sculptures, special landscaping, fountains, and murals which lend identity and individuality to the development in a positive manner shall qualify for a bonus of up to five percent (5%) above the allowable base density on a per square-foot basis.
- 8) Residential Density Bonus – That the applicant can buy bonus dwelling units above what is allowed under the net acreage calculation provided that the Planning Board finds the residential units are adequate for the development proposed and does not exceed minimum net acreage of one dwelling unit per 2,000 sq.ft. The bonus units shall require the developer to pay a Development Transfer Fee. The Development Transfer Fee shall be calculated by multiplying the number of bonus units determined by the Planning Board times the per unit Development Transfer Fee established by the Town Council.

The total development transfer fee for the subdivision or project shall be divided by the total number of approved dwelling units in the subdivision or project to determine the development transfer fee for each dwelling unit. The per dwelling unit development transfer fee shall be paid to Town at the time of the issuance of the building permit for each dwelling unit in the project.

CHAPTER I: SECTION V- DEFINITIONS

Commercial School: A for-profit business facility or institution which provides instruction or tutoring by previous arrangement for a particular skill or subject to a group of students in a classroom or similar type setting and may include private lessons as an ancillary service. By way of example only, commercial schools may include schools for performing arts, fine arts, photography, driving, pottery, business, beauty, sports, language or driving.

Office of a contractor or tradesman: The principal place of business for a contractor or tradesman where administrative, marketing, and financial operations occur. No storage of materials or equipment shall occur on site as part of this use.

Hotel: A facility offering travelers and other paying guests short term lodging accommodations to the general public and providing additional services, such as restaurants, entertainment, conference center, and recreational facilities.

Conference center or banquet hall: A facility designed with multiple rooms or buildings for the use of conferences, seminars, weddings, family gatherings, parties, and like or similar events.

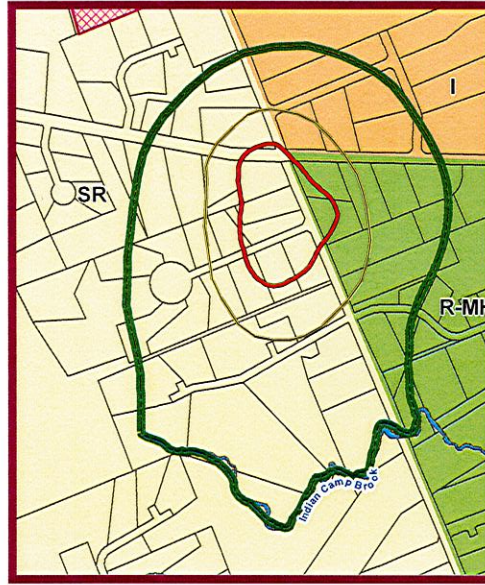
Automotive salvage and repair: A business facility designed for the storage, repair, or disassembly of severely damaged automotive vehicles for resale in their entirety or as space parts; or rebuilding, restoration, or crushing.

ZONING MAP

OF THE TOWN OF
GORHAM
 CUMBERLAND COUNTY, MAINE
 2018

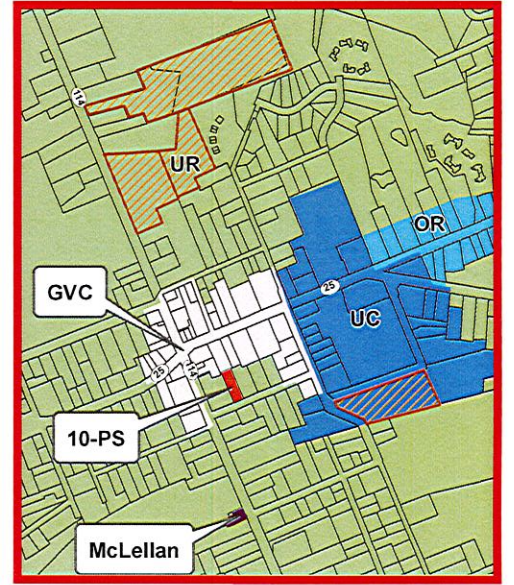


**Black Brook and Brackett Road
 Special Protection District**



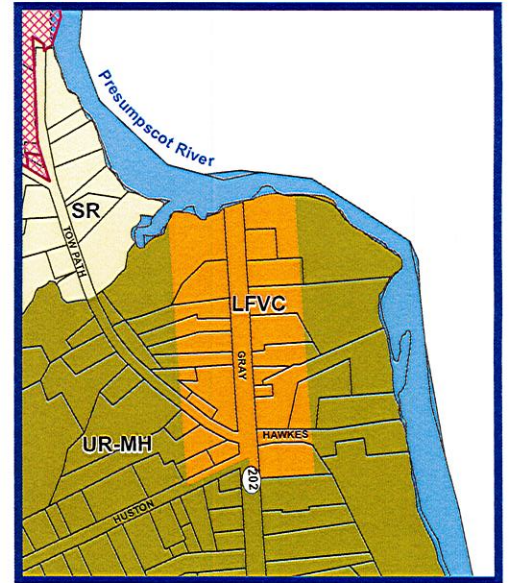
0 500 1,000 2,000 Feet

Gorham Village Center



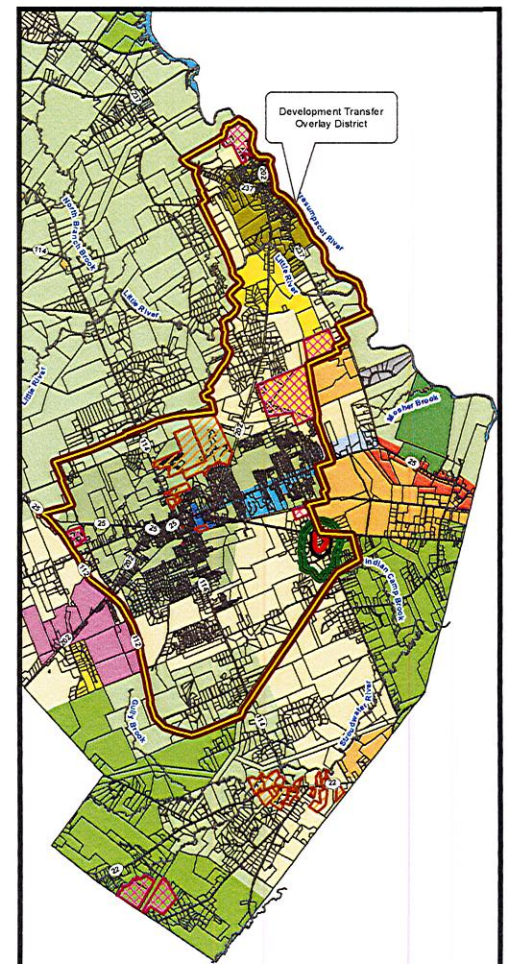
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Little Falls Village Center

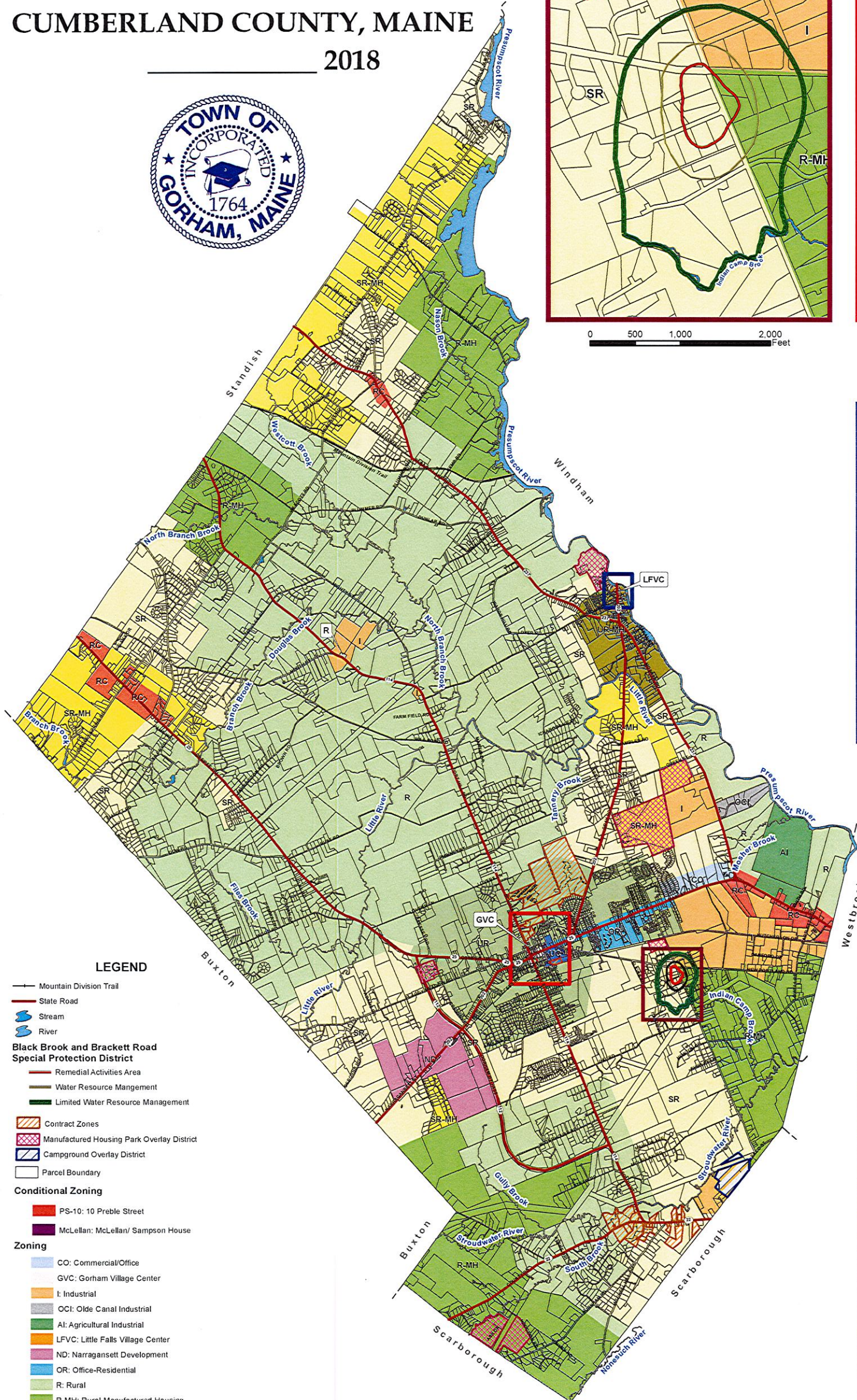


0 300 600 1,200 Feet

Development Transfer Overlay District



0 3,000 6,000 12,000 Feet



LEGEND

- Mountain Division Trail
- State Road
- Stream
- River
- Black Brook and Brackett Road Special Protection District**
 - Remedial Activities Area
 - Water Resource Management
 - Limited Water Resource Management
- Contract Zones
- Manufactured Housing Park Overlay District
- Campground Overlay District
- Parcel Boundary
- Conditional Zoning**
 - PS-10: 10 Preble Street
 - McLellan: McLellan/ Sampson House
- Zoning**
 - CO: Commercial/Office
 - GVC: Gorham Village Center
 - I: Industrial
 - OCI: Olde Canal Industrial
 - AI: Agricultural Industrial
 - LFVC: Little Falls Village Center
 - ND: Narragansett Development
 - OR: Office-Residential
 - R: Rural
 - R-MH: Rural-Manufactured Housing
 - RC: Roadside Commercial
 - SR: Suburban Residential
 - SR-MH: Suburban Residential-Manufactured Housing
 - UC: Urban Commercial
 - UR: Urban Residential
 - UR-MH: Urban Residential-Manufactured Housing

I hereby certify that this is the Zoning Map of the Town of Gorham referred to in the Gorham Land Use and Development Code Zoning Ordinance and is the Official Zoning Map for the Town of Gorham, Maine. It includes all prior revisions and is current as of this date and was voted on by the Town Council.

Laurie Nordfors, Town Clerk

When uncertainty exists with respect to the district boundaries as shown upon this Zoning Map of the Town of Gorham, or amendments thereto, the following shall apply:

- 1) Unless otherwise indicated, district boundary lines are the center lines, plotted at the time of adoption of the Code, of streets, alleys, parkways, waterways, or rights-of-way of public utilities and railroads or such lines extended.
- 2) Other district boundary lines which are not listed in the preceding paragraph shall be considered as lines paralleling a street and at distances from the center lines of such streets as indicated by the official Zoning Maps on file in the Gorham Municipal Office. In the absence of a written dimension, the graphic scale on the official Zoning Maps shall be used.

Amended by the Gorham Town Council and effective this October 3, 2017.

1 inch = 6,000 feet

0 1,500 3,000 6,000 9,000 12,000 Feet



GORHAM SCHOOL DEPARTMENT

Office of the Superintendent

75 SOUTH STREET, SUITE #2, GORHAM, MAINE 04038

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Business Manager
(207) 222-1000
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Heather J. Perry
Superintendent of Schools
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Christopher B. Record
Assistant Superintendent
(207) 222-1025
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July 5, 2018

To: Gorham Town Council
From: Heather J. Perry, Superintendent of Schools
Re: Memo to Request Referendum Item for November, 2018
Cc: Ephrem Paraschak, Gorham Town Manager

Honorable Members of the Gorham Town Council,

On June 13, 2018 the Gorham School Committee voted to approve of a Draft Interlocal Agreement that would allow us to become part of a new Regional Service Center for the purpose of working together with 10 of our neighboring school systems to bulk purchase and share services in ways that make sense for our respective systems to become more efficient.

The new Regional Service Center would be called the “Greater Sebego Education Alliance” or GSEA, and will be comprised of the following school systems (*assuming all Boards approve and all referendums are approved in each community*):

Brunswick School Department
Gorham School Department
Scarborough School Department
Westbrook School Department
Maine School Admin. District #15
Regional School Unit # 14

Cape Elizabeth School Department
Portland Public Schools
South Portland School Department
Maine School Administrative District #6
Regional School Unit #5

When the GSEA is finally formed, it will receive \$97,000.00 directly from the MDOE for the first three years of existence to help with start up costs. Additionally, each member school system that participates will receive additional state subsidy for being a member of a Regional Service Center. In the case of Gorham, that will mean an additional \$71,000.00 in FY 19 and about twice that amount in FY 20 and beyond.

In addition to direct funding from the Maine Department of Education, the GSEA will allow these school systems to work together to bulk purchase food supplies for our School Nutrition Programs, share professional development opportunities, and jointly recruit and hire substitute teachers. Those items will be the focus of our cost savings measures for the first year of the organization and our intention is to then broaden our

work together to create even larger efficiencies as we grow and strengthen as a collaborative.

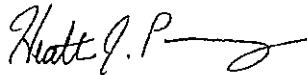
The final step that is required by statute to create the Regional Service Center is for our local community to now approve the creation of the "Greater Sebege Education Alliance" (GSEA) via a referendum vote to be held in November of 2018.

The Gorham School Committee respectfully requests that the Gorham Town Council approve of placing the following referendum question on the ballot for November, 2018:

"Do you favor the formation of a regional service center pursuant to an Interlocal Agreement for the Greater Sebege Education Alliance (GSEA), as approved by the governing bodies of the parties thereto and the Commissioner of the Department of Education?"

If you have any specific questions, please let me know and I would be more than happy to come to the Town Council and answer any questions that you may have.

Thank you,

A handwritten signature in black ink, appearing to read "Heather J. Perry", with a long horizontal flourish extending to the right.

Heather J. Perry,
Superintendent of Schools



WHAT IS SMALL BUSINESS SATURDAY?

Small Business Saturday® was created in 2010 in response to small business owners' most pressing need: more customers. Falling between Black Friday and Cyber Monday, It's a day dedicated to supporting the diverse range of local businesses that help create jobs, boost the economy, and enhance neighborhoods around the country.



WHY SUPPORT SMALL BUSINESS SATURDAY?

- Demonstrates commitment to the communities in which we live
- Creates goodwill within the communities
- When we support small businesses, jobs are created and local communities preserve their unique culture

WHAT PEOPLE ACROSS THE NATION ARE SAYING ABOUT 2017 SMALL BUSINESS SATURDAY*:

"Small Business Saturday continues to be a widely celebrated holiday in our community – and the businesses feel it, our sales were up by 10%!"

– Annie's Blue Ribbon General Store, Ann Cantrell in Brooklyn, NY

"It's a day where supporting one's favorite local merchants is also a bit of economic activism. And for us, it is a time when Merz can highlight what makes us special and thank our customers for their support. Small Business Saturday is a very special day."

– Merz Apothecary, Anothony Qaiyum in Chicago, IL

"For Franny & Jet it's not only crucial to my sales for each holiday season, but it's also as equally important to actively getting both my local and online community involved and supportive of my small apothecary business."

– Franny & Jet, Kevin Christine in San Diego, CA

"At Robin's Candy Shop, Small Business Saturday sales have eclipsed Black Friday Sales by more than 40% over the last five years. The day has become a celebration of sweets, treats and smiles!"

– Robin's Candy, Robin Helfand in Great Barrington, MA

**If you would like to include any of this content please reach out to meganh@mbooth.com.*

2017 SMALL BUSINESS SATURDAY FACTS:

- "An estimated four-in-ten (43%) American adults shopped or dined small or Small Business Saturday in 2017¹
- The U.S. Senate unanimously passed a resolution recognizing November 25, 2017 as Small Business Saturday, supporting efforts to encourage consumers to shop locally, increase awareness of the value of locally owned small businesses and highlight these businesses' impact on the U.S. economy
- Elected officials in all 50 states and Washington, D.C., championed Small Business Saturday
- More than 7,200 Neighborhood Champions around the country rallied local businesses and created events and activities in their communities
- 575 small business advocate groups joined the Small Business Saturday Coalition, up 18 percent from 2016
- Nearly 100 companies, including Grubhub, Etsy, Ace Hardware, Square, FTD and Liberty Mutual Insurance came together to promote Small Business Saturday and the Shop Small movement.
- From the first of November through the 25th, there were more than 605,000 social media posts combined on Facebook, Instagram and Twitter about Small Business Saturday and/or the Shop Small Movement, and nearly 177,000 were posted on November 25th alone.

JOIN THE COALITION:

Building on the success of the previous seven years, we plan to scale this year's Small Business Saturday by expanding the coalition of supporters and creating more local events around the country. This includes support from advocacy organizations that join the initiative to motivate constituents through incentives and offers to Shop Small® on November 24, 2018.

The coalition will be led by Women Impacting Public Policy, a business advocacy organization representing small businesses. Join Us!

Contact info: Jason Lalak, Vice President, Women Impacting Public Policy (WIPP) | Phone: (415) 434-4314 | Email: JLalak@wipp.org

¹Small Business Saturday Consumer Insights Survey by National Federation of Independent Business (NFIB) and American Express. (November 26th, 2017). Based on consumer self-reported data and does not reflect actual receipts or sales.

Dennis

" BRIDGES of FRIENDSHIP "

STONEWALL GALLERY - PHOTOGRAPHY EXHIBITION

PATRONAGE SUPPORT

The Art of Photography, or painting with Light, is a Universal Language, like Music.

Photography is a Visual Medium of Communications. In that perspective, I respectfully come before you to announce an International Photography Exhibition, " Bridges of Friendship " that will combine 60 selected Photographs of Maine and Archangel, Russia, composed by two Photography Clubs, Photo Club " SPOLOKHI " from Archangel and the Portland Camera Club, Portland, Maine.

The Photography Clubs established an Exchange thru the Greater Portland, Maine and Archangel, Russia Sister Cities Project, which will celebrate its 30th Anniversary, this November 2018. That Accomplishment is being recognized by the " Bridges of Friendship " Photography Exhibition.

We are asking for your support as one of the 14 participating communities in Greater Portland, in 1988 that agreed to establish a Sister Cities exchange with the City of Archangel, Russia. 30 Pairs of Photographs, one each from both Photography Clubs, are being offered as Patronage, for \$150 a Pair, to raise financial support for the Exhibition, which will open in Yarmouth, on Friday, November 9th, 2018, thru January 7th, 2019.

Both Photography Clubs view this Exhibition as an Opportunity to see our Communities in a Positive Light, as the Title of the Exhibition states: "Bridges of Friendship"

CONTACT

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41 FALMOUTH STREET
WESTBROOK, ME 04092
TEL: 232-4855

DAN GLOVER
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WESTBROOK, ME 04092
TEL: 854-1466

E-MAIL: dennis.marrotte1111@gmail.com

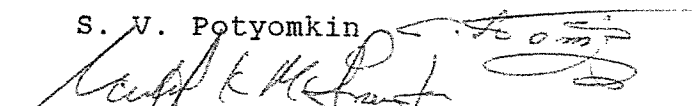
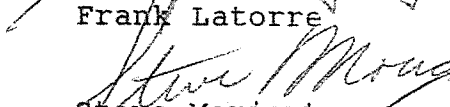

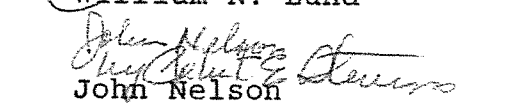
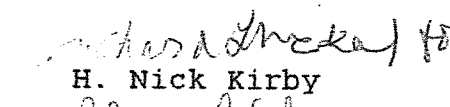
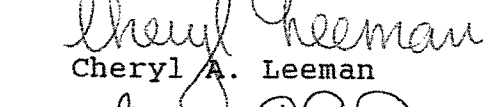
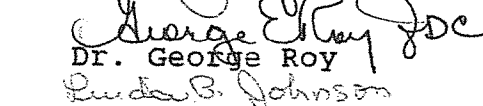
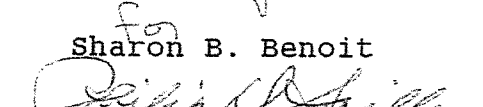
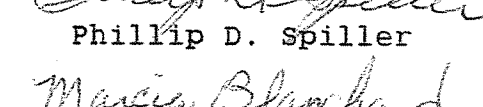
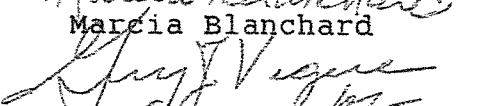
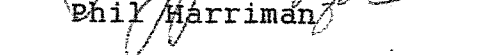

E-MAIL: dglover@maine.rr.com

GREATER PORTLAND-ARCHANGEL
SISTER CITY AGREEMENT

Tuesday, April 4th, 1989

We, the undersigned, hereby reaffirm our commitment to support the agreement signed by Mayor Phillip D. Spiller and Chairman S. V. Potyomkin to establish the sister city relationship between the city of Archangel and the Greater Portland region.

Signed by:

Archangel	S. V. Potyomkin 
Cape Elizabeth	Frank Latorre 
Cumberland	Steve Moriarty 
Falmouth	William N. Lund 
Freeport	John Nelson 
Gorham	H. Nick Kirby 
Portland	Cheryl A. Leeman 
Scarborough	Dr. George Roy 
South Portland	Sharon B. Benoit 
Westbrook	Phillip D. Spiller 
Windham	Marcia Blanchard 
Yarmouth	Phil Harriman 

Archangel, Russia Photography Club Exchanges June 1989 - 1992

1989 - June: PCC Officers meet with Archangel Committee Officers on board the "Paula Monique" Sail Boat of Douglas and Paula Albert, PCC Members. Agree to establish communications with Photo Club " SPOLOKHI " ~ " Northern Lights " Photo Club.

1989 - Oct: Receive portfolio of Works by Spolokhi PC members.

1990 - June: PCC President Dennis Marrotte meets Spolokhi PC members in Archangel with a portfolio of 67 Prints by PCC members, after PCC is invited to participate in International juried Exhibition "White Sea ' 90" organized by Spolokhi PC. First time any American Photo Club is invited, thru the new Sister Cities Exchange established in November 1988.

1990 - Sept: Awards Ceremonies for "White Sea ' 90" International Exhibition, attended by PCC President Marrotte, on first solo visit to Archangel.

1991 - March: PCC and Spolokhi PC organize a joint juried Exhibition, "50/ 50."

1991 - June: PCC Member Nancy Meyer presents Framed etched Brass Plaque to Spolokhi PC member Vladimir Korotaev, for his works as " Best in Show " in the "50/50 " juried Exhibition at a special Spolokhi PC Meeting in Archangel.

1991 Sept - Oct: Dennis Marrotte has solo Exhibit at the Portland Public Library: "Pearls of the Russian North."

1991 Sept. - Oct: Spolokhi President and Club Interpreter come to Maine with People to People Delegation for 3 Weeks visit. Surprise Award to Alan Borrer, PCC member, for his Works, as " Best in Show " of "50/50 " joint juried Exhibition. Nikolai Chesnokov and Larisa Borovskaya are hosted by Maine Photographics Workshop in Rockport, attend a week long Photography Workshop in New Hampshire hosted by the AMC, and Phillip Evans, Photographer from Wales, U.K., with PCC members Dennis Marrotte and Warren Hoeller. Many more photographic activities and hosted by Capital Area CC, Eastern Maine CC, and homestays by Nancy Meyer and Photographer Steve Maines. Nikolai Chesnokov has solo Exhibit at the Thomas Moser Cabinetmakers Gallery in Portland.

1992 March: First organized American Photographers Delegation to Archangel for 2 Weeks, hosted by PC Spolokhi. Five people from 4 States. Local Homestays in Kargopol and Archangel. PCC member Dennis Marrotte has solo Exhibition opening in Kargopol, organized by PC Spolokhi.

Archangel, Russia Photography Club Exchanges August 1992 - 2013

1992 Aug: Donna Bulick, NV., member of March 92 Workshop Delegation has solo Exhibition of Archangel Trip at historic Tallac Art Museum in South Lake Tahoe, CA.

1993 July - Aug: Photographer Mary Hall, MA., officer in the NECCC and member of March 92 Workshop, travels to Archangel for month with own solo Exhibit.

1994: "Pearls of the Russian North" joint Photography Exhibition by American and Russian Photographers from PC Spolokhi opens at Central Maine Power main office in Augusta.

This same Exhibition is displayed at the February 1994 Camden Conference in Camden, Maine, for " Russia, Today and Tomorrow".

1995 Sept - Oct: Spolokhi Photographer Vladimir Berbenets, in New England for a Month, hosted by Mary Hall and Dennis Marrotte, Nancy Meyer, PCC. First Spolokhi PC Photographer to visit Monhegan Island.

1996 June: Cape Elizabeth Photographer Mason Philip Smith travels to Archangel for memorable Visit and Exhibited His Photos of Archangel in Portland.

1998 August: PCC Member Dennis Marrotte visits Kenozero National Park in Archangel Region for first time with Spolokhi PC President Nikolai Chesnokov. " Ozero " is Lake. KNP founded in Dec. 1991 by tremendous Grassroots effort.

1999 May - June: Portland Camera Club celebrates its Centennial - 100th Anniversary - with a major Exhibition at the Portland Museum of Art.

2007 April - September: "A View Across the Ocean: Presenting America and American Life" opens for "America Week" in Archangel with great accolades. Prints and Paintings carried in Luggage by American Rule of Law Legal Delegation.

2009 April - June: New Exhibit from Maine, NH, is the first to be transmitted by E - Mail to Archangel for University Student Council, and History Department Dean Alexei Feldt.

2013 November: City of Westbrook, Maine and Westbrook HS, Westbrook MS host Delegation from Archangel and HS Students for 25th Anniversary of the Founding of the Greater Portland, Maine ~ Archangel, Russia Sister Cities Exchange. A 100 Print Photography Exhibition, organized by Dennis Marrotte is hosted by WHS Art Department and Westbrook Performing Arts Center. Parts of this Exhibit are also displayed at Westbrook's Walker Memorial Library.

Archangel, Russia Photography Club Exchanges May 2014 - 2017

2014 May, June: Spolokhi PC mails 50 Print Portfolio for Exhibition "Russian North" to Dennis. 34 Prints are mounted, matted, framed. Portfolio by 10 Members of Spolokhi PC. Exhibit has appeared at the "Language Institute" in Portland ~ At the historic Maine Mechanics Association Library in Portland ~ At the Saint Lawrence Arts Center on Munjoy Hill in Portland, October 2015, together with Prints by Dennis Marrotte, Mary Hall, Nancy Meyer.

2014 April: Archangel Mayor Viktor Pavlenko proposes a joint juried Photography Exhibition in Archangel and Westbrook by High School Students, "A Day in the Life of ...". Westbrook HS Visual Arts Teacher Matthew Johnson, assisted by WHS Teacher Jean Souliere and Archangel Committee Founder Dan Glover and Archangel Committee Vice Co-Chair Dennis Marrotte and other WHS Teachers select winning works from both communities. The U.S. Consulate in Saint Petersburg sponsors the R/T Air Flight for Mr. Johnson, and two of the WHS Visual Arts winning Students and Westbrook Schools Art Director to visit Archangel and meet Spolokhi PC members. "A Day in the Life ..." is displayed at Walker Memorial Library and at Westbrook City Council Chambers.

2015 Feb: A selection of the "Russian North" Prints and some of Dennis Marrotte's Prints are displayed at the Camden Opera House for the Camden Conference, "Russia Resurgent." Also at the Curtis Memorial Library in Brunswick, Portland Public Library, Kennebunk Free Library.

2015 October: Spolokhi PC celebrates 35th Anniversary with special Exhibition in Archangel.

Over the past 27 Years, Photography Exhibits of the Archangel Region have been displayed at Colby College in Waterville on the last Monday in March as part of the workshops and presentations organized by the Waterville - Kotlas Connection for "Russian Sampler Day", a full day of activities for Middle School Students across Central Maine.

2017: Spolokhi PC - Northern Lights PC, proposes a joint Photography Exhibition to recognize and celebrate the first 30 Years of the Greater Portland, Maine ~ Archangel, Russia Sister Cities Exchange. Spolokhi PC and the Portland Camera Club, Portland, Maine, founded in May 1899, will be the two main participants. 30 Prints from each Photo Club will be selected by the end of May 2018, then electronically transmitted to Archangel and Portland for a joint Exhibition of 60 Prints in both Cities, opening November 1st - December 31st, 2018.

THE WOMEN OF THE SPOLOKHY PHOTO CLUB, ARKHANGELSK

(Are They The Club's Best Photographers ?)

During all nine years of our photoclub's existence, there constantly has been a group of four or five women in it. Today, they are Irina Deineko, Tamara Schilina, Tamara Ishenina, Irena Dunenkova, and Natasha Maksimova. Natasha and Irena are very busy with their family problems but I am sure they both will be back.

Despite somewhat similar styles of all the photoclub's members, our women are different from the rest of them. How different? When new works of Spolokhy's members are discussed, women usually form a common opinion which is quite often different than that of men. It is not because our photographs are not as professional. The winner of the two latest contests at the club (where the author's name is represented by a number) was Irina Deineko.

And by the way, who is the organizer of the mini-contest "Tumanie"? Women, of course. We have our favorite "ladies" place for taking pictures - the village of Zaruchye. And while on a rainy fall day our men stay in their homes we go to this village despite the rain and slush. We get a drink of hot tea from a thermos at an old abandoned stable; then take out umbrellas and off we go into the wet fields to shoot. Who would dare to say now, that women are not as obsessed with art as men?

We love people and we love to take pictures of them in different situations and moods. The same can be said about nature and wilderness - one wishes to keep every sight of it forever. We cannot help feeling very close to the people that we take pictures of, or shuddering with emotion every time a wave hits the shore. This is the only moment when your soul is free of the word "must", free of the humiliation of standing in lines, of the insane pile of slogans in your mind.

What wonderful stories our pictures tell. Like that trip of Tamara Schilina's to a village. Just imagine - a strange woman going back and forth along a street in a small village carrying around a basket ... without a bottom. She just picked up a basket that somebody threw out and was looking for a nice spot to take a picture of it. Later at the club she was telling us how the dogs barked at her and the people eyed her suspiciously.

Another time she was taking pictures of a year-old bear living in a person's backyard. The bear had a sudden attack of curiosity, started chasing the photographer, caught up with her and gave her a hug! Tamara said that never in her life was she as scared as that time.

Irina Deineko has been with the club for three years. She moved to Archangel after graduating from the Leningrad Institute of Communications. She is a volunteer guide at the local museum. Photography is just one of her many hobbies. Irina brings to the club photographs and slides taken in the Vologda and Velikiy Ustug regions, in the villages around Mezen and Pinega - beautiful sights of northern landscapes and architecture.

After one glance at her works, one feels that although Irina has lived in the North for a short time, she understands it as well or maybe even better than we do. Every person that can use a camera confronts a choice -- what to photograph. And people spend years searching for an answer to this question. The answer is simple - photograph whatever you love. And of course our results are not words but pictures. And here they are for you to see.

Tamara Ishenina
(translated from an article in
THE SOVIET PHOTO, a magazine
for the Union of Photo-Journalists
in the USSR, #7, July, 1990

We have already informed you, last week, about the Exhibition of Dennis Marrotte, an American Photographer, in one of the halls of our Local Lore Historical Museum. A lot of people were in the museum on the day (March 6) when the Exhibition was to be opened. The hall was packed with people. For the first time in their lives, the people of Kargopol had received a large group of guests from abroad. They were representatives from other states, not only from Maine. (Maine, Nevada, Mississippi, and Massachusetts)

The Director of the Museum was the first person to welcome our guests.

Dennis came to Kargopol for the second time. During his first visit, he had been so impressed by this old Russian Town, that he promised to return and bring his photographs to Kargopol.

Then, Nikolai Chesnokov, President of The Spolokhy Photographic Center of Arkhangelsk, told the audience about Dennis and his creative activity and thanked the people of the Kargopol district for their warm reception and hospitality.

A.G. Kabrinski, the Mayor of our town, spoke about the revival of contacts between Russia and America, pointing to the fact that the two state symbols, national flags, are now hanging together on the walls of the Museum. He said that the Exhibition was a valuable contribution and expressed his hope that it would be one more step in our developing of cultural contacts.

Dennis won over the audience at once, addressing the people in Russian, saying "Thank You, very much!" He thanked everybody for their help, especially the Spolokhy Center and Photo Club.

In the portfolio of Dennis, there were more than 60 Photographs. Along with Kargopol motifs, there were images of Arkhangelsk, Malye Kareli, the Solovetsky Islands and more. As Nikolai Chesnokov said, "Dennis had left his heart in our region."

This writer would like to emphasize an idea expressed in many of the Exhibit photographs. That is, the idea of the interconnection of people all over the world. The world over, people have many concerns in common: the environment and its surrounding nature, and human beings as a part of it.

The Americans came to Kargopol, not only for participating in the Opening Ceremony of the Exhibition, but to tour and visit the town, to meet Kargopol people, to visit their homes and schools. They also went to Oshevsk. We hope that the Americans were able to see that the people they met still had hope and faith in a better Future, not only just empty counters in the stores. And probably, their hopes will have come true, by the next time Dennis comes to Kargopol.

N. Sergeev

GUESTS OF OUR CITY

Dennis Marrotte
Westbrook, Maine

David MacDonald
Portland, Maine

Donna Bulick
Stateline, Nevada

Mary Hall
Weymouth, Mass.

Charlee Marshall
Carriere, Mississippi